



# **CHATHAM-ARCH HISTORIC AREA PRESERVATION PLAN**

HISTORIC AREA PRESERVATION PLAN 15

CHATHAM-ARCH

HA-15 (CA)

A part of the  
Comprehensive Plan for Marion County

March 1982

Prepared by:

Indianapolis Historic Preservation Commission  
Indianapolis, Marion County, Indiana

Perry Associates, Architects  
Indianapolis, Indiana  
Consultants

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Arches of Chatham Place Block, 706-710 Massachusetts Avenue  
*IHPC photo, 1981, not*

## FOREWORD

While Chatham-Arch geographically links the Lockerbie Square and Old Northside historic districts, it is, in fact, a unique and special historic area of its own. Chatham-Arch is the fourth historic district to be designated by the Indianapolis Historic Preservation Commission. It is more complex than the other areas in that it incorporates a greater variety of land uses — residential, commercial, and industrial.

The Indianapolis Historic Preservation Commission urges a strong and unified neighborhood voice in the future of this historic area. We would ask that an active liaison exist between the neighborhood constituency and the staff of the Commission. Guiding the revitalization of this area while respecting its historic character will require a high degree of sensitivity, consideration, and cooperation among all parties. The IHPC will both encourage and applaud the efforts of the neighborhood in sharing in this important undertaking.

The Commission will endeavor at all times to interpret the guidelines and standards of the preservation plan with as much respect, fairness, objectivity, common sense, and consistency as the combined good judgment of the Commission membership can provide. We are pleased that the City of Indianapolis can assist in the historic preservation of Chatham-Arch through its ability to designate it as a historic area.

We look forward to significant achievements.

A handwritten signature in cursive script, reading "Sallie Rowland". The signature is written in dark ink and is positioned above the printed name and title.

Sallie A. Rowland, ASID  
President  
Indianapolis Historic Preservation Commission



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# I. INTRODUCTION

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Chatham-Arch is an area of approximately 70 acres located in the northeast quadrant of the Regional Center, which is the governmental and business center of the City of Indianapolis roughly circumscribed by the interstate highway loop of I-65 and 70 and its proposed connector, Harding Street. The boundaries of Chatham-Arch roughly include I-65 on the north, N. College Avenue on the east, E. North Street on the south, and N. East Street on the west. In relation to the city's original Mile Square as platted in the 1820s, the district is immediately adjacent to it and includes two of the original boundaries of the Mile Square: North and East Streets. Massachusetts Avenue, one of the original four diagonal streets radiating from the center of the city, traverses the district in a northeasterly direction.

The name Chatham-Arch is of modern origin. The area it now refers to was once part of a much larger Eastside neighborhood. As such, it was not known historically as "Chatham-Arch." The name was derived to identify a special area that remains to us today as a surviving entity of the former near Eastside. It was contrived from two distinguishing names: 1) Chatham, the 19th-century appellation for the 700 block of N. Park Avenue, which in turn gave its name to the distinctive Chatham Place Block at Park and Massachusetts and the associated intersection known as Chatham Square, and 2) Arch, the residential street of primarily detached, one-story frame cottages that survives today nearly intact from the 19th century. The marriage of Chatham and Arch, in the manner of combined English surnames, was felt to be most evocative of the historic character of this area.

Chatham-Arch experienced its greatest period of development in the 1870s. Development continued until the late 1930s and early 1940s, when a trend of decline began which is only now reaching its full cycle. The buildings that remain today comprise a fragment of a once vibrant area. They are essentially "what's left" after a 40-year period of decline. The construction of Indianapolis' inner loop segments of the interstate highway system in the 1960s dealt a strong blow to the area. In addition to the demolition of much housing for the highway's right-of-way, Chatham-Arch became somewhat isolated from residential neighborhoods to the north and east by the barrier of the highways. Disinvestment and demolition occurred at a much faster rate coincident with this than at any other time in its history.

An article in the Indianapolis Star in September 1981 entitled "Two Near-Northside 'Islands' Join in Trend of Rebirth" began with the following quotation:

For years it was a dead-end zone of forgotten people who lived in crumbling buildings. It was the type of place you drove through to get somewhere else.

The article was referring to the Chatham-Arch and St. Joseph's areas. The Star followed its downbeat introductory statement by a discussion of the factors involved in the brighter future that now appears for these areas. One of the most important factors discussed was historic preservation.



672 Arch Street during rehabilitation  
IHPC photo, 1982, meg

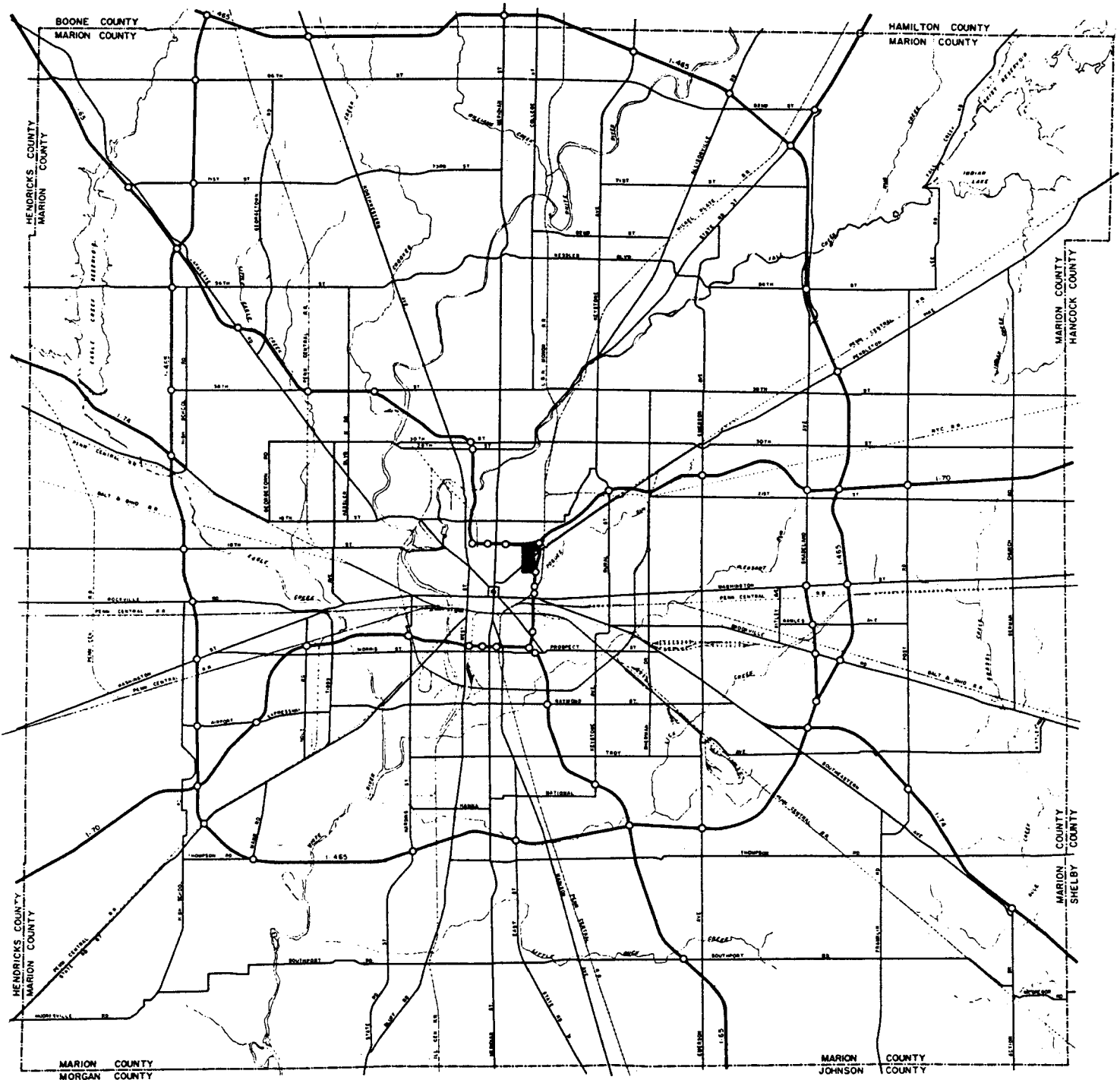
The concept of historic preservation as a method for neighborhood revitalization is a relatively new one. Many factors have contributed to its emergence, among them: increased interest in our heritage, both on a national and local level; a growing desire to live and work close to the city center; economic incentives to rehabilitate buildings in our cities; and a new appreciation of the need to conserve rather than discard the building fabric that we have inherited. Chatham-Arch is a part of this trend towards revitalization through historic preservation.

The adoption of a historic area plan for Chatham-Arch will be an important step forward in realizing the rebirth of the area. The principal reason for preparing and adopting a preservation plan for Chatham-Arch is to protect the surviving historic and residential character of the area. The protection that the plan affords will assist revitalization efforts in the area. By controlling demolition and offering technical assistance with preservation efforts, neighborhood reinvestment on a broader scale will be encouraged. The plan will also serve to increase public recognition of the neighborhood and to foster awareness of the historical and architectural significance of the district.

The federal government officially recognized this historical and architectural significance in March 1980 with the placement of the district in the National Register of Historic Places. (This district is approximately 15 acres smaller than the "historic area" encompassed by the preservation plan. Boundaries were expanded to include contiguous areas of historical significance as well as land that would have an important impact upon the successful redevelopment of the district.) The historical research required for nomination of Chatham-Arch to the National Register as a historic district began in 1977, when the area was "discovered" through a countywide survey of historic resources conducted by the Indianapolis Historic Preservation Commission. Under the auspices of the Historic Landmarks Foundation of Indiana, concentrated research was undertaken in 1978 which led to the National Register designation in 1980.

The research involved in nominating the district to the National Register coincided with the renewed interest in the area as demonstrated by the efforts of the Chatham-Arch Neighborhood Association. This group then began to plan for the future of the area while attending to the immediate concerns of life in the neighborhood. The neighborhood association made its interest in the preparation of a historic area plan known to the Indianapolis Historic Preservation Commission, and in late 1980, the IHPC awarded a consultant's contract to Perry Associates, a local architectural firm that had been involved in the preparation of a plan for Lockerbie Square.

The Chatham-Arch Historic Area Preservation Plan was prepared for the IHPC by the consultant and the staff of the Commission. A special liaison committee has been involved in formulating some of the policy decisions made while the plan was under preparation — for example, the decision on the area's boundaries. Regular presentations and progress reports have been made by the consultant to both the leadership and membership-at-large of the neighborhood association. Staff members of the City's Division of Planning and Zoning have also been consulted in the gathering of data and in the formulation of zoning and land use recommendations.

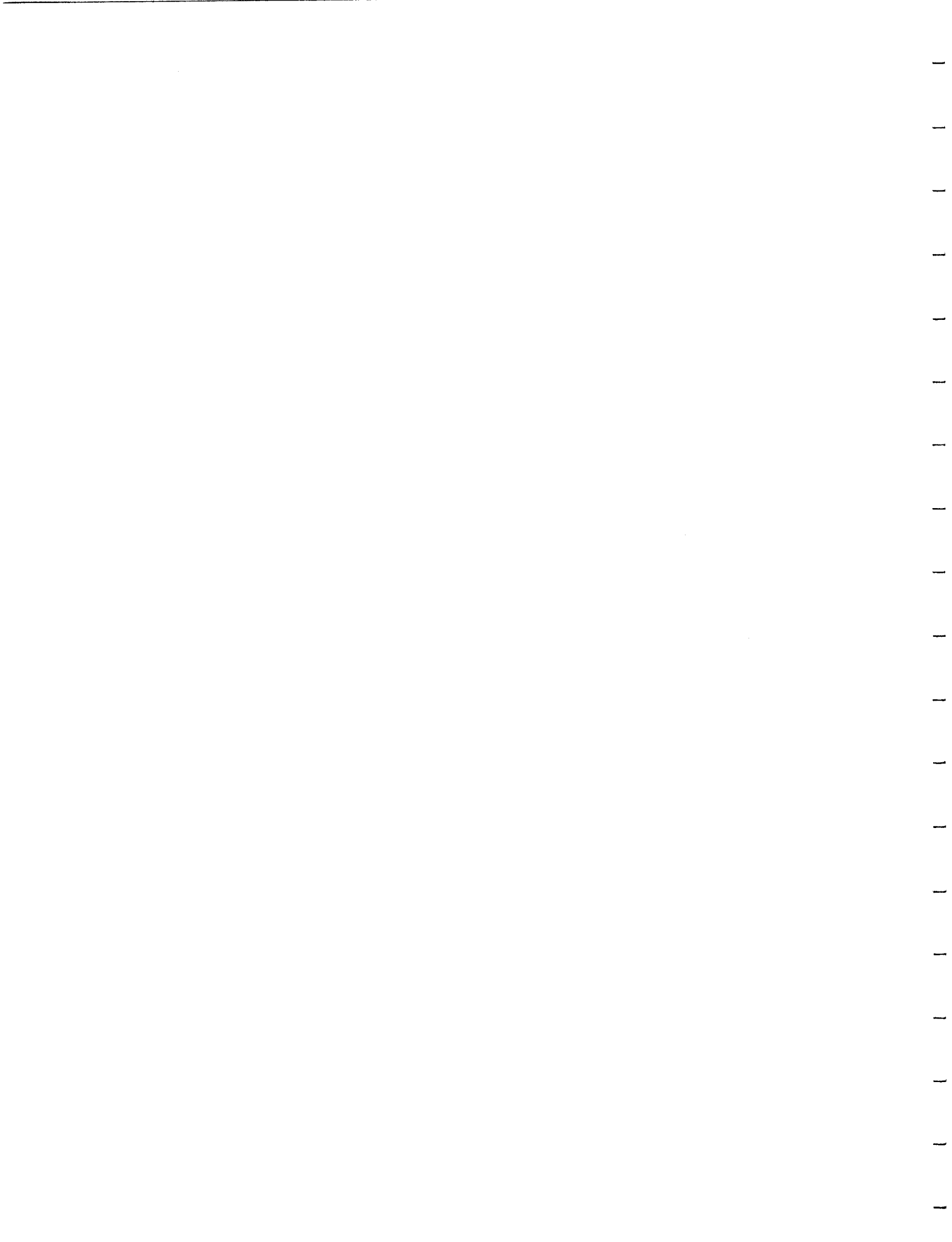


LOCATION OF CHATHAM-ARCH  
WITHIN  
INDIANAPOLIS-MARION COUNTY





## **II. PRESERVATION GOALS**



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Since 1969, 138 buildings within the boundaries of the Chatham-Arch Historic Area have been demolished. The construction of the interstate highways to the north and east of the district during the 1960s contributed to the acceleration of demolition in an area that had been experiencing a decline for a number of years. With the advanced deterioration of a number of buildings that now stand in the district, it would be inevitable for the pace of demolition to continue unless measures were taken to halt it.

Within the past few years, a number of factors have begun to reverse the trend toward the decline of this area. Through the renaissance of the Lockerbie Square Historic Area to the south and the Old Northside Historic Area to the north, the concept of neighborhood revitalization through historic preservation has been demonstrated. It was only natural that those looking for an urban historic area offering the potential of rehabilitation would look to nearby Chatham-Arch, one of the earliest settled sections of Indianapolis. Although bypassed in the city's first efforts towards historic preservation, Chatham-Arch contains a number of historically and architecturally significant buildings. Recognizing this fact, a number of people have begun to reinvest in the area with the rehabilitation of several fine residences, particularly along Park, Broadway, and College. The establishment of the Chatham-Arch neighborhood organization in 1979 has been one of the biggest spurs toward revitalization of the area. The efforts of neighborhood leaders, who have taken a fresh look at trying to solve some of the area's long-standing problems, have already begun to have a positive effect. With the involvement of other interested organizations such as the Historic Landmarks Foundation of Indiana and the Riley Area Revitalization Program, faith in the renewal of Chatham-Arch has been strengthened.

The Indianapolis Historic Preservation Commission has undertaken the development of a historic area plan for Chatham-Arch with certain preservation goals as guiding principles. The plan's underlying goal is the creation of a vital urban neighborhood that respects its heritage. In order to preserve the historic character of Chatham-Arch, the continuing pace of demolition of historic structures must come to an end. The plan can help bring about preservation in the following general ways:

- It establishes a policy framework by which the City of Indianapolis, in conjunction with the private sector, can preserve, restore, and rehabilitate the historic character still remaining in Chatham-Arch and ensure that any future new development is compatible with it.
- It illustrates the potential of Chatham-Arch as a viable downtown residential neighborhood and thereby encourages its development as such.
- It demonstrates that preservation of Chatham-Arch's historic character will produce a desirable place to live for its residents, while at the same time it enhances part of the heritage of the entire Indianapolis community.

As components of the primary goal of preserving the historic character of Chatham-Arch, the following specific objectives would all contribute toward this end. However, it must be realized that the various neighborhood organizations, preservation groups, city agencies, business affiliations, and private individuals must all play a part in implementing them.

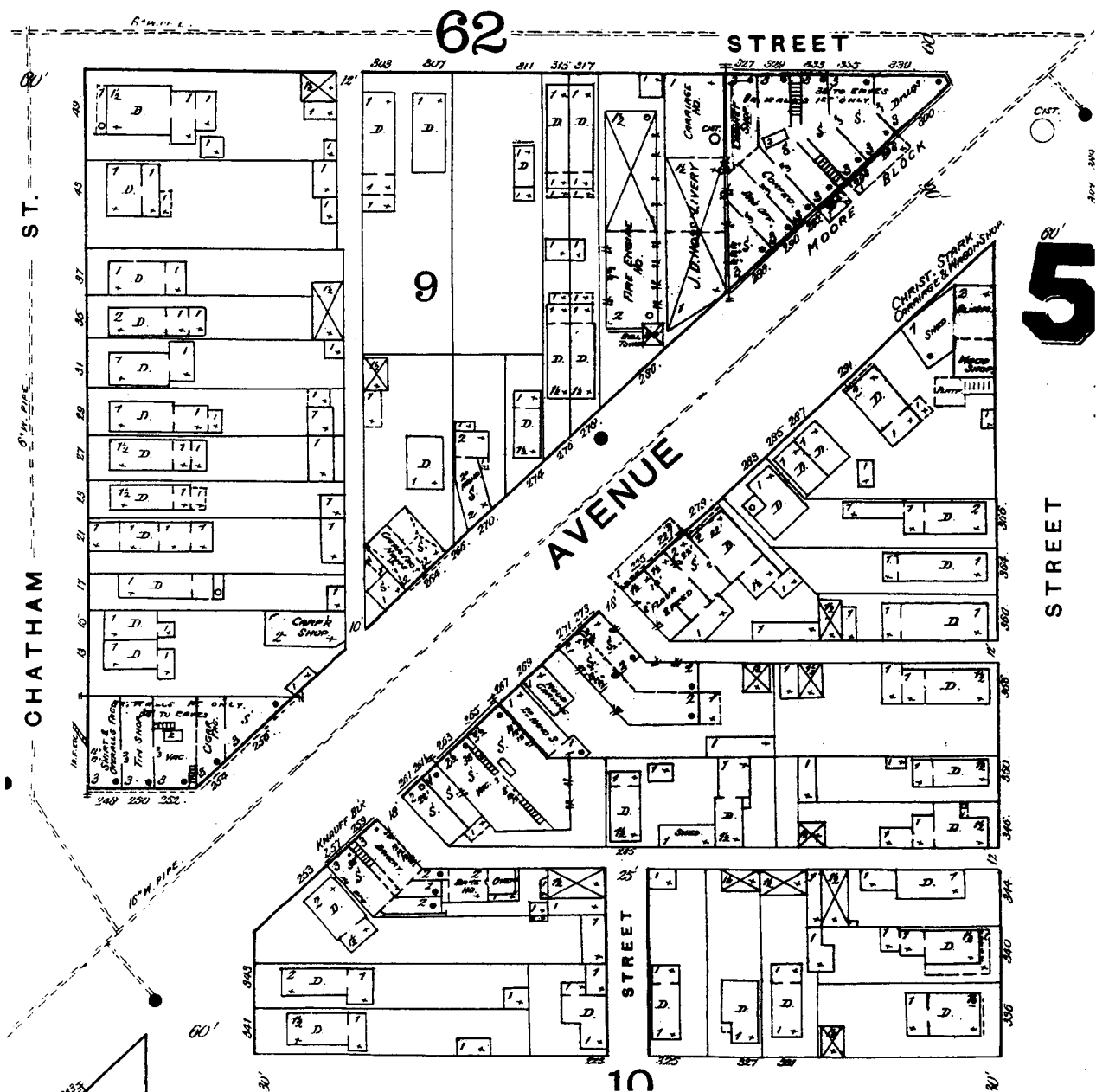
#### OBJECTIVES

- To conserve and sensitively rehabilitate all existing buildings that contribute to the historic character of Chatham-Arch
- To increase public awareness of the concept of revitalization through historic preservation
- To encourage removal of incompatible land uses that damage the historic character of the Chatham-Arch neighborhood
- To encourage compatible new development and the relocation of threatened buildings from other areas where appropriate to the surroundings
- To revitalize a historic urban neighborhood while minimizing displacement of current residents and businesses
- To encourage adaptive reuse for those buildings whose primary function has ceased to exist or now results in only marginal use of the building
- To enhance and improve the physical environment by encouraging landscaping, public improvements, and the retention of street features (brick alleys, limestone curbs, etc.) in keeping with the area's historic character
- To foster neighborhood pride while at the same time heightening the Indianapolis community's appreciation of its heritage through preservation of the historic character of Chatham-Arch.

Because the Chatham-Arch area contains three major areas of land use — residential, commercial and industrial — goals that relate only to one category have been itemized below.

#### Residential

- To strengthen the residential character by rehabilitation of the existing housing stock
- To encourage the development of compatible new housing on vacant land
- To discourage the displacement of long-term residents and/or the elderly
- To provide assistance to residents in securing funding toward the rehabilitation of homes.



Detail of map of Chatham-Arch along Massachusetts Avenue. Sanborn Fire Insurance Atlas, 1887, I: p.56  
Library of Congress

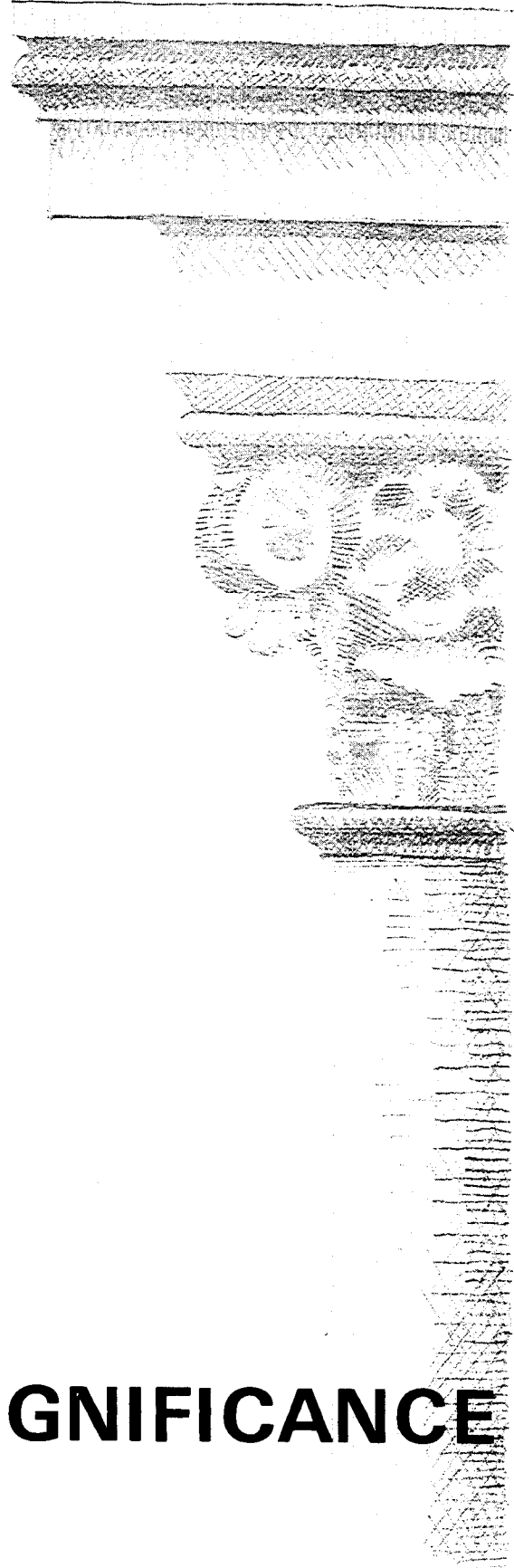
Sanborn fire insurance maps are important tools in researching the history of historic areas and buildings. This portion of a page reveals numerous structures that are still standing today. For example, the building identified here as 243-56 Massachusetts Avenue is the Chatham Place Block (706-710 Massachusetts Avenue and 602-603 E. Walnut Street). In 1837 this building housed a shirt and over-all factory in 248, a tin shop in 250, and a cigar factory in 254. Other structures present in this map are Fire Engine House Number 2 at 260 Massachusetts Avenue (748 Massachusetts); 31 Chatham Street (727 N. Park Avenue, before its removal to the rear of the lot); and the Knauf Block, 257-59 Massachusetts Avenue (707-711 Massachusetts Avenue). In the symbols the Sanborn Map Company utilized, the letter "D" refers to dwelling and "S" to store, while buildings crossed with an X are stables. The original maps are in color to indicate construction materials, e.g., pink for brick, yellow for frame, and blue for stone.

### Commercial

- To revitalize the commercial economy through rehabilitation of existing buildings
- To find potential developers for commercial buildings on vacant parcels along Massachusetts Avenue
- To promote business establishments that will serve both the neighborhood and the larger downtown community
- To encourage the utilization of the upper stories of buildings on Massachusetts Avenue for office space and/or for the original residential use.

### Industrial

- To find suitable light industry and/or compatible tenants for industrial buildings in the event of vacancy
- To minimize negative impact of industry on neighboring commercial and residential areas
- To encourage the maintenance of the structures in their present condition, and when feasible, their rehabilitation.



### **III. HISTORICAL SIGNIFICANCE**





### III. HISTORICAL SIGNIFICANCE

#### FIRST REAL ESTATE SUBDIVISIONS, 1821-56

The beginning of the area now called Chatham-Arch goes back to the founding of Indianapolis itself. In 1820-21, the U.S. government donated to the State of Indiana four square miles of federal land for the site of the new Indiana capital. The federal grant became known as "The Donation." In 1821 Alexander Ralston and Elias P. Fordham laid out a "Mile Square" city plat in the midst of the Donation. It was then thought that the Mile Square would be adequate for any growth by the capital. The remaining land was divided into four-acre "outlots" and sold for farm land.<sup>1</sup>

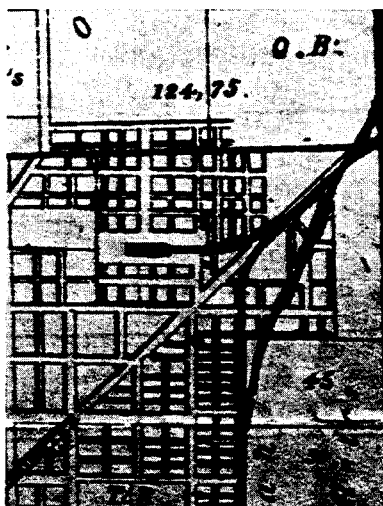
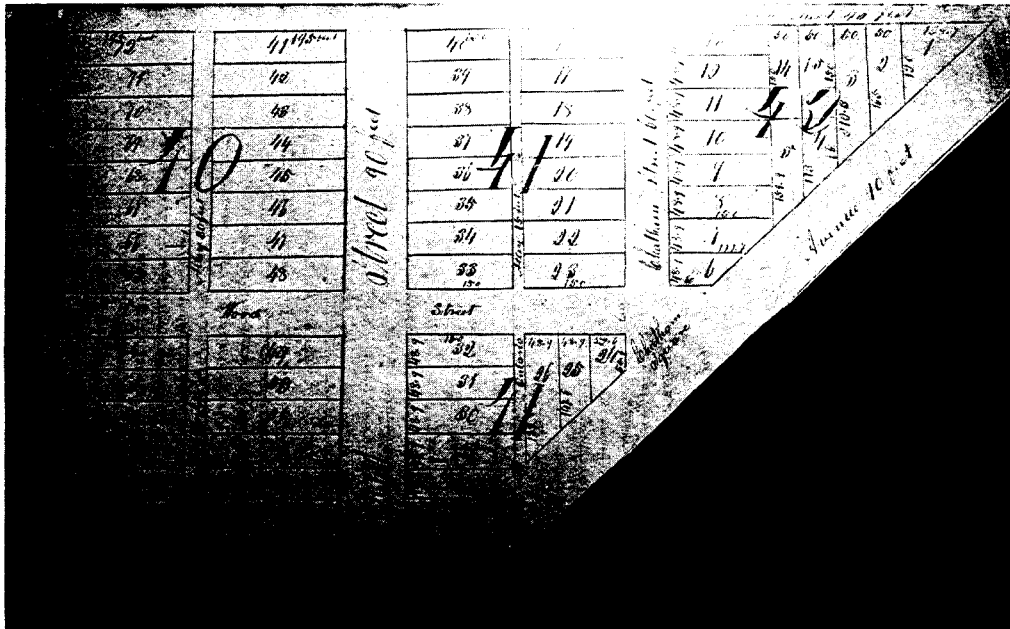
One of the outlot buyers was John Wood, Sr., who filed a residential plat for outlots 1, 2, 39, 40, 41, and 42 in 1836. "Wood's Subdivision" lay along the north side of North Street and Massachusetts Avenue and extended from New Jersey Street on the west to present College Avenue on the east.<sup>2</sup> The subdivision was an early venture at extending the platted area of Indianapolis outside the Mile Square and was the first portion of what is now Chatham-Arch to be platted.

Wood, a native of New York State, arrived in Indianapolis in 1834 and almost immediately purchased the land intended for Wood's Subdivision. It is quite possible that he filed his plat in anticipation of a boom following the passage by the legislature of the Internal Improvements Act in January 1836. The act authorized the State to build an extensive canal system in Indiana. He also bought a farm elsewhere in the Donation and started what became one of the leading livery stables in the Mile Square.<sup>3</sup> It was Wood who first used the name "Chatham" in connection with the present Chatham-Arch area. The name "Chatham" was associated in England with the name of a city. It was also known in the United States as the title of William Pitt the Elder, Earl of Chatham, popular in the American colonies before the American Revolution. It is not known why Wood chose the name — he may have been familiar with it in the above connections or as a place name in New York State.

John Wood called the present 700 block of Park Avenue Chatham Street. The central feature of the plat, an open triangle at the juncture of present Walnut, Park, and Massachusetts, Wood named Chatham Square. (See Appendix B, Changes in Street Names.)

Wood's efforts at subdivision were premature. The State fell into bankruptcy in 1839-40, leaving the ambitious canal system far from complete. The canal boom collapsed, leaving Indianapolis still isolated from the outside world. Wood's Subdivision continued as farm land for at least another decade.

Just as John Wood probably anticipated a canal boom in the 1830s, Abraham Bird undoubtedly foresaw expansion for Indianapolis a decade later in the completion of the Madison and Indianapolis Railroad, the first railroad to be finished to the state capital. Bird's Subdivision of Outlot 178 (filed in August 1847) extended west of present Park Avenue to New Jersey Street and north of Wood's



Clockwise from top: Original plat of Wood's Subdivision, 1836, Land Records Book G, p. 563; portrait of John Wood, Sr. (1784-1847), Sulgrove, *History of Indianapolis and Marion County*, p. 152; 1871 Bird's Eye View of Indianapolis showing northeast side of the city, and 1855 map of Indianapolis showing the Bellefontaine Railroad depot and grounds, both maps from Indiana Division, State Library.



plat to present 9th Street.<sup>4</sup> Bird's action was well timed; the railroad helped Indianapolis to grow into a city after 1847.

The railroad boom began in earnest in the present Chatham-Arch area in 1849, when William (Billy) Young filed an extensive plat designed for railroad use. Young, a prominent man of affairs in Indianapolis, had purchased Outlots 142 and 132 along with Oliver H. Smith, president of the Indianapolis and Bellefontaine Railroad Company, founded in 1848. The two men bought the tract with the expectation of the Bellefontaine Railroad building its passenger and freight depots there, thereby creating a lucrative real estate market in the environs.<sup>5</sup>

Accordingly, Young's plat provided for a central, five-acre "depot grounds," running east and west from present College to Park Avenues.<sup>6</sup> Under a contract with Smith's railroad company, Young deeded the depot grounds to the Indianapolis and Bellefontaine Railroad for the nominal price of \$25. In 1851 the Railroad erected a "brick depot and shops" on the depot grounds for its passenger and freight business. Nevertheless, it soon became apparent that the center of rail traffic was to be in the vicinity of the new Union Depot, along South Street. When the Union Depot was completed in 1853, the directors of the Bellefontaine Railroad voted to move the line's freight depot and shops to Virginia Avenue and to join in the Union Passenger Depot. The railroad sold the old depot and grounds in Young's Subdivision to Joseph Farnsworth, who operated a "(rail) car factory" there from 1853 to 1859.<sup>7</sup> During the Civil War, the government used the depot buildings for an army stable. Fire destroyed the stable buildings in 1865.<sup>8</sup> In 1871 H. R. Allen replatted the old depot grounds as a residential subdivision (see below).

Although the Indianapolis and Bellefontaine Railroad depot and shops disappeared after only 15 years, several other features of Young's plat survived to shape the settlement of the Chatham-Arch area. Most important of all was Young's creation of a wide thoroughfare leading to the depot grounds from the north and south. This street, originally boasting a right-of-way of 100 feet at its southern end, Young called Broadway, a name that was carried northward in succeeding additions.

Another durable feature of Young's plat was the narrow lots that he laid out immediately north and south of the depot grounds. Young apparently expected small shops, railworkers' houses, or both to be attracted to the depot. Nevertheless, no known merchants located in Young's Subdivision, and it was not until the 1860s and 1870s that workers and their cottages began to appear on the narrow lots of Arch and Vine (now 9th) Streets.

North of Vine (9th) Street Young provided more ample, 40-by-140-foot lots, intending apparently to provide for a residential suburb north of the railroad depot. In time, this design of Young also partially came to pass. Some large residences were erected beginning in the 1860s north of 9th Street, close to what was then heavily wooded country. Nevertheless, cottages also continued to be built along Park Avenue and Broadway north to present 11th Street.

In addition to Broadway, William Young also contributed "Arch Street" to Chatham-Arch. All of Young's other street names have disappeared but were suggestive of fruits: Plum (College), Walnut (Park), Vine (9th), and Cherry (10th).

Young's Subdivision was a large subdivision for its time, extending from St. Clair Street four-and-a-half blocks to the "Donation Line," north of present 10th Street. With some later modifications, the subdivision shaped the development of much of the character of the Chatham-Arch district north of St. Clair Street.

Real estate activity began south of Massachusetts Avenue in July 1849. Two German immigrants, Christian F. Wishmire, a cabinet and chair maker, and William F. Piel, a cooper, filed a plat for the land between Michigan Street, Noble Street (now College Avenue), North Street, and East Street.<sup>9</sup> Wishmire and Piel may have been anticipating the rapid expansion of the Mile Square's population into the agricultural donation lands to the east.

In rapid succession, the remaining Donation lands east of the Mile Square were platted. In 1850 the real estate holdings between Massachusetts Avenue and North Street of Samuel Goldsberry (d. 1847) were subdivided (Goldsberry's Heirs' Subdivision).<sup>10</sup> The final piece of Donation Land in what is now Chatham-Arch was held in the early 1850s by Ovid Butler, owner of a large estate north of present 11th Street and founder-to-be of North Western Christian (now Butler) University. In 1854 Butler decided to take advantage of a discernable movement northward by the City's middle and upper-income residents. He filed a plat (Butler's Subdivision-Addition) for his holdings south of present 11th Street. The oddly shaped plat included outlot 179, the area between present 10th, 9th, East, and New Jersey Streets, and the half block north of the Donation line east to present College Avenue. The lots were 40 feet in width and 140 feet deep, in keeping with the suburban atmosphere Butler desired to stimulate.<sup>11</sup>

Butler's Subdivision Addition was the final real estate subdivision to be laid out in the Chatham-Arch area before the Civil War. These early plats accomplished the subdivision of nearly all the land now encompassed by the historic district and helped to define settlement patterns and the area's physical character. (For an outline of later plats, see Appendix C.)

#### EARLY SETTLEMENT, 1840s to 1861

Probably the first homes were erected in the earliest plat, John Wood's Subdivision (1836). Today, two small residences in the 700 block of N. Park Avenue (originally called Chatham Street) recall the earliest period of Chatham-Arch's history. A frame Greek Revival cottage at 727 N. Park Avenue may date to the 1840s, making it the oldest surviving building in the district. Across the street at 734 N. Park Avenue stands a small brick residence built by the John Koch family, dating probably to the mid-1850s. The Shawver-Heath-Moore House, a two-story frame residence with Greek Revival features, stood at 729 N. Park Avenue until its demolition in 1975.<sup>12</sup> It was probably built in the 1850s by John Shearer, a carpenter. It is probable that other houses that once stood in Wood's Subdivision along New Jersey, East, and Walnut Streets also dated to the 1840s and 1850s. In Young's Subdivision (1849), the houses that survive today along St. Clair, Arch, and 9th Streets belong to the post-Civil War period.

Massachusetts Avenue, laid out several blocks beyond present College Avenue as early as 1831, did attract settlers before the Civil War, at least by the 1850s. Henry Bertelsmann erected a grocery store (razed) at what is now 726-23

Massachusetts in 1855.<sup>13</sup> Evidence of a frame dwelling built in 1858 may be seen at the rear of 613-15 Massachusetts, and a brick residence built about 1864 stands to the rear of the Knauf Block, 707-11 Massachusetts. The avenue was the most direct access to the Mile Square for those living in the north-eastern portion of the Donation. From 1851 to 1853, it carried much passenger traffic to and from the Bellefontaine Railroad passenger depot in Young's Subdivision. With the conversion of the depot first to a factory and later during the Civil War to government stables, the traffic on Massachusetts must have increased, helping to lure additional merchants and residents to this section of the avenue.

A final area that very possibly experienced pre-war settlement lay south of Massachusetts, in Goldsberry's Heirs' and Wishmire and Piel's Subdivisions. The greater proximity of the southern two subdivisions to the Mile Square helped to attract new residents during the railroad boom of the 1850s. In particular, German immigrants, such as the Wishmires and Piel's, settled in sizeable numbers east of the Mile Square.<sup>14</sup>

#### CIVIL WAR AND POST-WAR SETTLEMENT, 1861 to 1895

Just at the point that the railroad construction boom had connected Indianapolis with most of the rest of the state and the Midwest, the Civil War broke out (1861). The war brought a great increase in commerce and population to the state capital. The city's central location in the State, coupled with its new rail lines and position as the center of Indiana's war effort, all brought a sizeable increase in commerce, industry, and population. For example, the population rose from 18,611 in 1860 to nearly 48,244 in 1870.<sup>15</sup> Entrepreneurs and workers of all trades came to Indianapolis to seek their fortunes. The impact of this dramatic increase in the City's growth may be readily seen in the Chatham-Arch area.

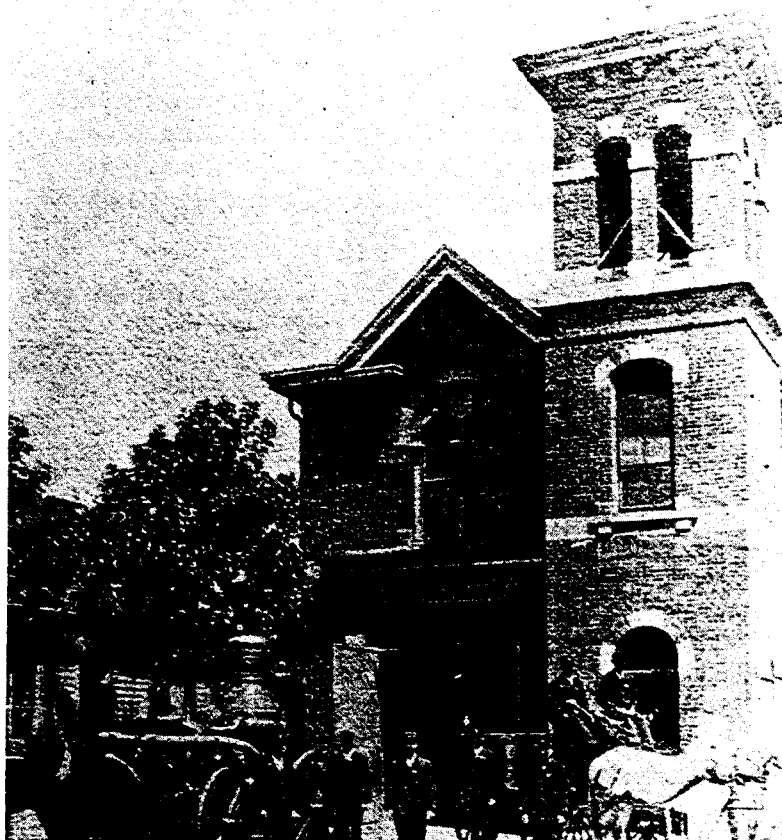
In Young's Subdivision, workers' cottages of frame and brick construction filled the narrow lots along Arch, St. Clair, and 9th Streets during the 1860s and early 1870s. Some were built by construction artisans — carpenters, masons, plasterers, etc. — for their homes, e.g., 602 Arch Street (c. 1860-66); the Matthias House, 614 Arch Street (1870-71); the Voorhees House, 668 Arch Street (1867); the Lane/Butler House, 645 E. 9th Street (1868); and the Fiscus House, 614 E. St. Clair Street (1864). Others, including 619 E. St. Clair Street (c. 1870); 621 E. 9th Street (1871); and the Meier House at 606 Arch Street (1867), were built by carpenters, builders, or real estate agents for rental or resale to working class tenants.

Workers' cottages also sprang up on Chatham Street (now Park Avenue) and south of Massachusetts Avenue. By the mid-1870s, a belt of one-and-one-half-story cottages occupied by artisans, factory workers, and laborers extended along the east side of the Mile Square from Market Street north to 11th Street. As noted above, many of those early residents were German immigrants.

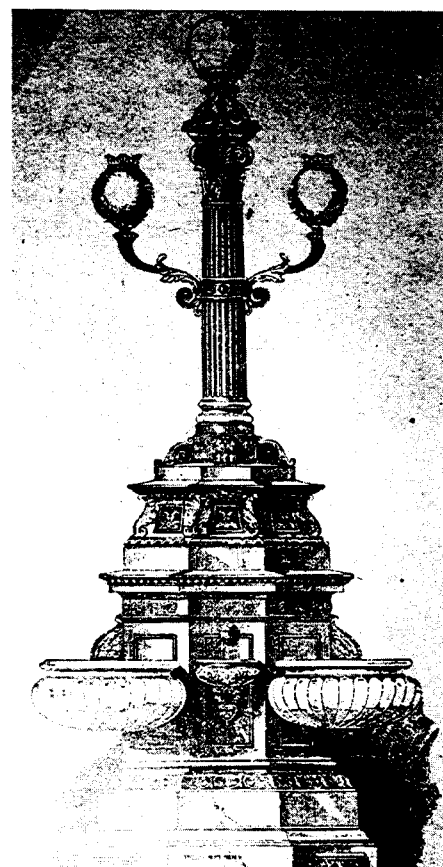
Massachusetts Avenue also benefitted from the population increase. Increases in construction of both commercial buildings and homes occurred almost immediately after the outbreak of the war. During the 1860s and 1870s, Massachusetts Avenue became a natural location for neighborhood retail activities and small manufacturers. By 1870, the city directory listed a baker, blacksmith,



Massachusetts Avenue  
Stables, 750 Massachusetts  
Avenue  
*Indianapolis of To-Day*,  
1896, p. 149.



Left: Former Number 2 Engine Co. Station, 748 Massachusetts Avenue  
*Indianapolis Fire Department*, 1826-1974, p. 68.



Right: Rendering of the Nathan Morris Memorial Fountain, Chatham Place  
*Indianapolis Star*, December 7, 1906, p. 3.

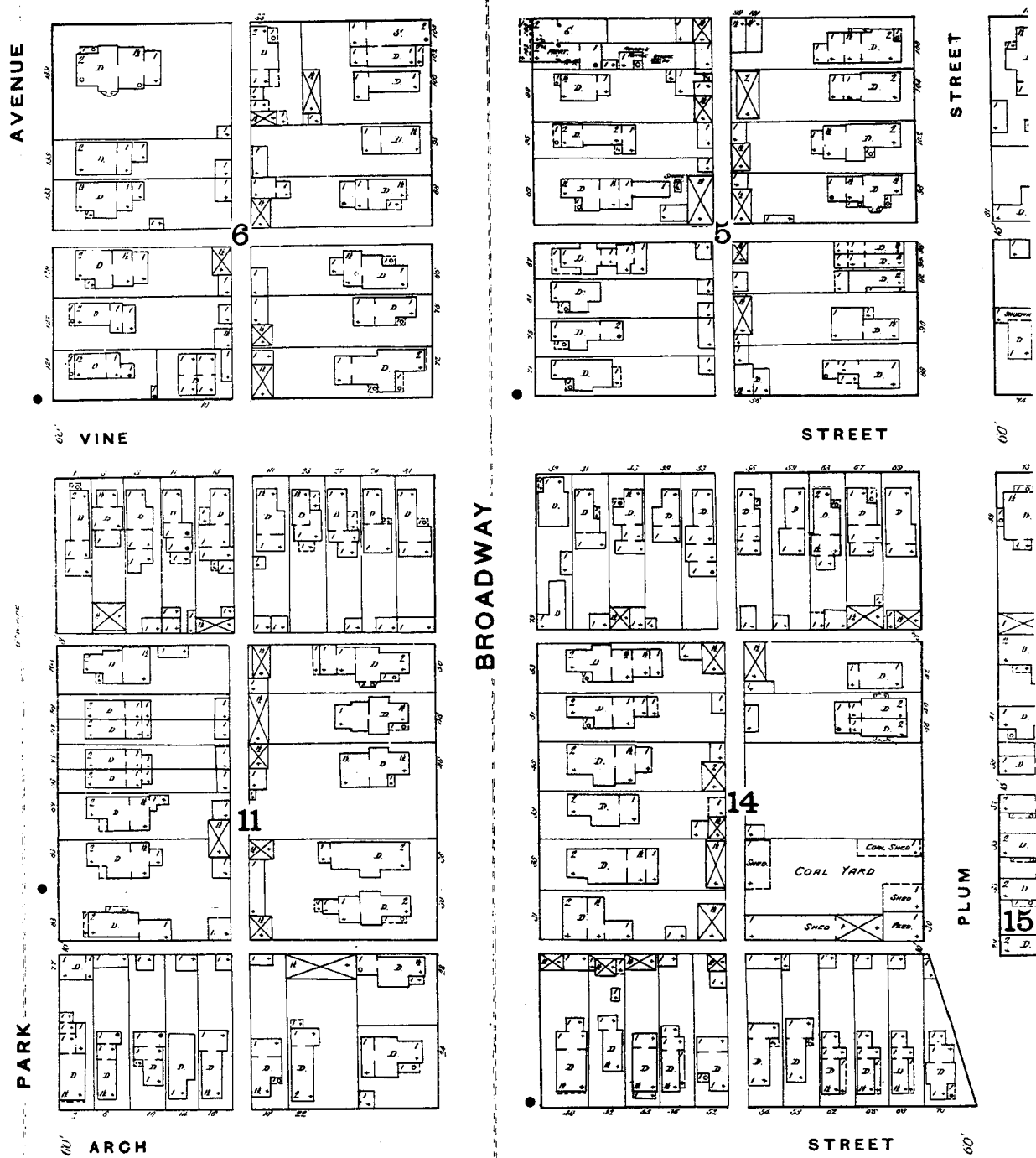
carpenter-builder, cigar and tobacco manufacturer, hardware store, meat market, physician, stove and tinware shop, four grocers, two wagonmakers, and two saloons in the two-block section in Chatham-Arch alone. At this early date, 1870, the pattern of residents patronizing neighborhood merchants for basic household goods and services had already become firmly established.

With rapid population increases occurring to the north and south of Massachusetts Avenue and with new real estate additions opening up to the east and northeast of the Chatham-Arch area, a wave of substantial business "blocks" appeared on the avenue. Those new, imposing masonry buildings provided space for merchant-tenants on the street level and living quarters for either merchants or sleeping rooms for boarders in the upper stories.

One of the most imposing "blocks" built during the decade was the McBride (later Chatham Place) Block, 706-10 Massachusetts Avenue. Built by Michael McBride in 1875 on a choice site overlooking Chatham Square, the Italianate block has dominated the 700 block of the avenue since its construction. Its contemporaries from the 1870s included Bugbee's Block at 625-27 Massachusetts (razed); the Van Vorhis (later Spades Place) Block, 635-41 Massachusetts (razed); the Knauf Block, 707-11 Massachusetts (1874); the Beck Block, 719-21 Massachusetts Avenue (1874); and the Moore Block, 760-76 Massachusetts Avenue (razed).<sup>16</sup> The growing importance of this portion of Massachusetts and of the residential neighborhood it served was demonstrated by the erection in 1871 of Fire Department Engine House No. 2 at 748 Massachusetts Avenue.

In addition to producing rows of workers' cottages in Young's Subdivision and in the subdivisions south of Massachusetts Avenue, the post-Civil War era was noted for the development of new "suburban" subdivisions and additions to the north of the settled areas of Indianapolis. In the Chatham-Arch area, the first major effort at laying out a spacious plat for homes of the well-to-do occurred in 1862, when Ovid Butler decided to subdivide the forest land lying south of his home. The plat, which Butler called College Corner, recalls the presence in 1862 of North Western Christian (now Butler) University at what is now 13th Street and College Avenue. The unusually large, 32,000 to 40,000-square-foot lots Butler visualized as being suitable settings for substantial "suburban residences." Most were subsequently subdivided into lots of more salable size. The original boundaries of College Corner ran between present 11th and 13th Streets and between Central and College Avenues. Today, the northernmost blocks of the addition may be seen north of Interstate 65 in the Old Northside Historic Area. Of the rest of Butler's "suburban" plat, only the north side of 11th Street, in the Chatham-Arch area, survives. One of the few lasting features of the College Corner plat in Chatham-Arch was the southern border, which Butler named Christian Avenue (now 11th Street), probably in honor of the Christian Church (Disciples of Christ), in which he was an influential layman. Butler apparently intended Christian Avenue to be a southern promenade or boulevard for College Corner, in that he provided for an unusually wide, 80-foot right-of-way.<sup>17</sup>

Nearly a decade later, another suburban-styled plat made its appearance in William Young's Subdivision. In the midst of the real estate boom that succeeded the Civil War, Dr. Horace R. Allen, founder of the National Surgical Institute in Indianapolis, purchased the five-acre, former railroad depot grounds and subdivided them. Allen intended to attract more substantial residences to his subdivision than had arisen on Young's narrow lots to the north



Section of map of Chatham-Arch. Sanborn Fire Insurance Atlas, 1887, I: p. 62.  
 Library of Congress

In 1871 H. R. Allen replatted the old, five-acre depot grounds that had been a feature of William Young's plat of 1849. By 1887, as illustrated in this map, the area had been completely transformed into a residential neighborhood. Seen here are the north side of the 600 block of Arch Street and the south side of 9th Street (Vine), both with continuous lines of small, workers' cottages, and the 800 and 900 blocks of Broadway, which boasted several fine Italianate style homes. Note the former configuration of N. College Avenue (Plum) before street realignment. See page 7 of this plan for an explanation of the symbols used in Sanborn maps.



and south. Accordingly, Allen's plat, filed in 1871, provided for 38-by-137 (or 145)-foot lots along its central street, Broadway, and on College and Park Avenues to the east and west.<sup>18</sup>

That Allen's business intuition was sound is illustrated by the group of large, Italianate houses that still stand in the 800 block of Broadway. The Everson/Spahr House, 826 Broadway (1873); Webb House, 829-31 Broadway (1876); Everson/Noelke House, 830 Broadway (1873); and the Hazzard/Gillette House, 839 Broadway (1874) all were erected immediately following the filing of Allen's plat. Most of these were built by professional men or businessmen for their own residences.

After the Civil War, prosperous businessmen also erected homes or rented existing homes along New Jersey and East Streets and along Park and College Avenues. Surviving examples on East Street include the Roberts/Fish House, 715-17 N. East Street (1865) and the Butterfield House at 712-14 N. East (1868). On College Avenue, two Italianate houses recall the post-Civil War era: the McGinnis/Thomas House, 920 N. College (1871) and the Strong House, 922-24 N. College (1868). A few substantial homes of the 1870s survive on Park Avenue, chief among them the Canby/Depew House at 746 N. Park Avenue (1874) and the Hamilton House at 943 N. Park, dating to 1871.

The 800 block of Park Avenue, lying partly in H. R. Allen's Subdivision, also attracted larger residences. Most of the remaining houses in the 800 block were built as rental homes and erected later, during the 1880s. Striking duplexes of the period include 837-39 N. Park Avenue (c. 1882-87); the house at 841-43 N. Park Avenue (1881); and the Lowes House at 847 N. Park (1881). William P. Jungclaus and his partner and brother-in-law, John A. Schumacher, erected their own matching residences at 831 and 833 N. Park (1883-84), near the site of their lumberyard.

In Ovid Butler's suburban College Corner addition, large homes of the wealthy were built from the 1860s to the 1890s. Unfortunately all have been demolished south of 12th Street. Butler's other plat, his Subdivision-Addition south of 11th Street, saw the erection of both workers' cottages and middle-class houses after the Civil War. The area between 10th and 11th Streets became a transitional zone between the mixed income character of most of the Chatham-Arch area and the affluent nature of College Corner.

## EARLY 20th CENTURY, 1895-1920

### Residential Developments

Like the rest of Indianapolis, the Chatham-Arch area was affected in its rate of development by the health of the local economy. The boom enjoyed by the city after the Civil War lasted about ten years, until the Panic of 1873 struck the city. The rest of the 1870s saw much unemployment and labor unrest. Residential construction occurred mainly during prosperous periods. Although a few homes were built during the early 1880s, it was not until the discovery of natural gas created an economic boom in Central Indiana (1886) that homebuilding in Indianapolis began again in earnest. The new age of prosperity, interrupted briefly by the Panic of 1893, continued through the 1920s. It brought great increases in manufacturing and commercial enterprises to Indianapolis. The population of the city rose from 105,436 in 1890 to 314,194 in 1920.<sup>19</sup>

In the Chatham-Arch area, this period of great growth and prosperity brought considerable increase in population density. An unprecedented demand for housing brought a shift in the types of residences available in the neighborhood. Although building houses for rental was not new to the neighborhood, its dominance after 1890 in the construction of new housing was a new development.

One type of rental housing, the duplex, had been constructed in Indianapolis since before the Civil War. Beginning in the 1890s, the duplex began to be built in increasing numbers in Chatham-Arch. To the speculative builder, the duplex had the attraction of creating two rental houses on a single lot. To the prospective renter, the duplex offered an often spacious residence without all the responsibilities of ownership. Duplexes especially arose during the turn-of-the-century period north of 10th Street and along East Street and Park and College Avenues. Examples include the three duplexes erected by Henry Dollman at 1011-13 and 1015-17 Central Avenue and 505-07 E. 11th Street (all built in 1901) and 1002-04 N. College Avenue (c. 1910). Duplex construction remained profitable in the area through the 1920s and into the 1930s: three brick duplexes at 351-53, 355-57 and 359-61 N. Park Avenue all date to 1924-25.

Apartments and flats were two variations of another residential rental building type that appeared in the Chatham-Arch area (and the city as a whole) about 1900. Just as duplexes offered some reduction of homeownership responsibility to families, the original apartment buildings frequently provided spacious rental units to couples or single individuals.

In the historic area, several buildings in particular recall apartment living in its first flowering. The Richelieu Flats, 440-48 and 450-58 E. North Street and the Richelieu Apartments, 610 N. East Street, were built in 1905 and 1913 respectively as an investment by printer Joseph Ratti and his partners. The Argyle Apartment Building, 600-622 Massachusetts Avenue (1911), was constructed by John S. Spann and Company, one of the city's oldest real estate firms. The Clifford Flats, at 709 N. Park Avenue, illustrates a smaller residential building of 1902. The Fredohema Terrace was constructed at 726-28 N. East Street in 1906. The brainchild of one of the city's largest commercial contractors of the time, William P. Jungclaus, the Terrace was one of only a few townhouse buildings erected in Indianapolis during the period.

Many of the new duplexes and apartment buildings removed a previous generation of homes on the same sites. Smaller one or one-and-a-half story houses of the 1860s and 1870s often were razed to build the new, income-producing buildings. This particularly occurred in the northern section of the Chatham-Arch area, between 10th and 11th Streets, and on developing north-south thoroughfares, such as East Street and College Avenue. The result is that much of Chatham-Arch now appears to date only to the early 20th century, though its history is much older.

#### Commercial Growth in the Area

The sustained period of prosperity enjoyed in Indianapolis from the early 1890s to World War I resulted in the gradual transformation of Massachusetts Avenue from a mixture of retail buildings and dwellings into a solid commercial district, capable of attracting customers from areas beyond Chatham-Arch.

Although the number of merchants in the 600 and 700 blocks of Massachusetts



Richelieu Flats and Apartments, 440-58 E. North Street and 610 N. East Street, in 1913  
*W. H. Bass Photo Company*



Real Silk Hosiery Mills, 614-38 N. College Avenue, as they appeared in the early 1920s  
*W. H. Bass Photo Company*

Looking south along the west side of College Avenue, Real Silk Hosiery Mills Building 1 (built in 1922) stands at center. Late 19th-century houses stand to the north of Walnut Street before being cleared for Building 7 in 1925-26.

Avenue actually declined after reaching a high point about 1890, the prosperous nature of the period manifested itself in replacing dwellings with new commercial buildings and with new mixed apartment and commercial "blocks."<sup>20</sup> Examples of new commercial buildings included the former Massachusetts Avenue Stables, 750 Massachusetts Avenue (1894); 637 Massachusetts Avenue (c. 1910); and 745-47 Massachusetts Avenue (1912). Apartment buildings along the avenue included the Coredgeo Flats, 626 Massachusetts Avenue (razed); the Gassaway Block, 739 Massachusetts (razed); and the Milligan Block, 755 Massachusetts (razed).<sup>21</sup>

Commercial buildings began to appear at other locations in the area. At 11th and College, August Buschmann erected the Buschmann Building, a three-story edifice providing space on the street level for Buschmann's plumbing supply business and in the upper stories for apartments. Later, in 1916, the Walbrook Building provided apartments and a drugstore on the northwest corner.

For Massachusetts Avenue, the presence of a streetcar line was important in stimulating the growth of commerce on the street and in making it the principal thoroughfare of the northeast portion of Indianapolis. First installed as mule cars in 1871, the streetcars underwent "electrification" in the early 1890s and continued to channel potential customers past Massachusetts Avenue stores until 1953. The College Avenue streetcar line, in service during the same era, made possible the neighborhood stores that sprang up at corner locations.

#### Churches in Chatham-Arch

The first two decades of the present century saw the erection of several substantial church buildings in Chatham-Arch. The congregations of the area experienced considerable growth during this period of general optimism and prosperity.

The oldest congregation in Chatham-Arch is also today the only remaining church from the area's early history. The Allen Chapel African Methodist Episcopal (AME) Church was started in a simple frame building in 1866 that still stands in remodeled form at 1017 Broadway. Allen Chapel possesses considerable historical significance to local black history, in that it was one of the first AME churches founded in Indianapolis. Moreover, it has continued at the same location for 116 years. Although a few members of the congregation lived in Chatham-Arch, most appear to have lived immediately east of Plum Street (now College Avenue); to the northeast, in the vicinity of Yandes Street, Columbia Avenue, and Martindale Avenue; or in the Indiana Avenue neighborhood northwest of the Mile Square.<sup>22</sup>

The former St. Joseph's Roman Catholic Church stands at North Street and College Avenue. St. Joseph's Parish was founded in a building at Liberty (now Park) and Vermont Streets to minister to German immigrants residing in the east side. In 1879-80 the parish moved to the present church building. As the number of parishioners grew, a rectory and parish hall were built on North Street and an academy on College Avenue (razed). The opening of new parishes, such as St. Mary's German Catholic Church at 317 N. New Jersey Street (1912), gradually sapped the vitality of St. Joseph's Church.

North of Massachusetts Avenue, two surviving church buildings recall the former First United Brethren Church. This congregation, which dated its existence to 1851, erected the smaller church building at 739 N. Park Avenue in 1907. Growth

of the church during the teens made a much larger building necessary in 1921 (704 N. Park Avenue). The erection of the new church less than a block away from the previous one suggests that in 1921 much of the congregation still resided in the Chatham-Arch area.

A major church located in the periphery of the Chatham-Arch area stands at North and New Jersey Streets. Built in 1913, Zion Evangelical United Church of Christ was in the early 20th century the leading Evangelical and Reformed church in the downtown. Its appeal was to German immigrants and their descendants who had been raised in the German Reformed Church. As such, its congregation came from all over the downtown and later the city.

### Civic Improvements

As the near Eastside section of Indianapolis became an established residential area, its citizens sought civic improvements to adorn their rights-of-way. In the Chatham-Arch area, this spirit of improvement resulted in "street centers" (commonly known as esplanades) and public fountains.

The street centers logically went into one of the widest streets. With its 80-foot width, Christian Avenue (renamed 11th Street in 1893), had for a time served mule car tracks as early as 1871. With the founding of a municipal park system in the 1890s, much interest arose in providing "breathing spaces" in densely populated sections of the city. Accordingly, from Central to College Avenues, the street received six centers containing 13 flower beds. During the late 1890s a dozen varieties of flowers were planted in the esplanades during the warmer months.<sup>23</sup> The street centers remained at least through the second decade of the present century but eventually were removed.<sup>24</sup>

In an age in which people walked or traveled in horse-drawn conveyances, public fountains were essential features in public places. Chatham-Arch enjoyed two such conveniences. One stood at the intersection of 11th Street and College Avenue; the other was for a time the pride of the Chatham-Arch vicinity.<sup>25</sup>

The Nathan Morris Memorial Fountain was erected by friends of a popular Indianapolis attorney, tragically killed in a fire in 1903.<sup>26</sup> The fountain was erected in Chatham Place (originally "Square"), the triangle at Park Avenue, Walnut Street, and Massachusetts Avenue. Two sides of the fountain supplied water to pedestrians; the other two to horses.<sup>27</sup>

With the advent of the automobile, the need for such utilitarian fountains decreased. The Morris fountain apparently also suffered the indignity of being rammed repeatedly by automobiles. At length, probably during the 1920s or 1930s, the City of Indianapolis removed it.<sup>28</sup>

### YEARS OF DECLINE

The years since 1920 have brought changes in the nature and distribution of housing in the Chatham-Arch area. One of these changes had been at work since the turn of the century. The trend toward more rental properties had begun with the duplexes and apartment buildings already mentioned. During the "teens" an increasing number of single-family residences were converted into multiple-unit rental properties. Between the two world wars, the neighborhood



From top to bottom: St. Stephen's Missionary Baptist Church (originally First United Brethren Church), 739 N. Park Avenue, W. H. Bass Photo Company; First Allen Chapel, A.M.E. Church, from *History of Allen Chapel A.M.E. Church, 1866-1944*, p.14; looking north on College Avenue, St. Joseph's Catholic Church at left, W. H. Bass Photo Company



Upper photo: Zion Evangelical United Church of Christ, 601 N. New Jersey Street; lower photo: First United Brethren Church, 704 N. Park Avenue, both photos: W. H. Bass Photo Company

became predominantly rental in its residential sections. After World War II, the composition of the population became largely lower income, as middle class residents died or moved to newer neighborhoods.

Industrialization was a second major force at work during the Inter-War period. Virtually all of the 19th-century houses between Massachusetts Avenue and North Street disappeared, to be replaced by factories and small commercial buildings. Chief among these was the Real Silk Hosiery Mills complex, which at its height in the 1940s covered nine acres of land along College Avenue and became one of the largest silk hosiery factories in the United States. The surviving Real Silk buildings, erected from 1919 to 1926, have in recent years become recognized as historic in their own right, providing a character for the southern section of Chatham-Arch quite different from the original one.

For several churches of the area, the 1920s was a decade of continued growth. As noted above, the First United Brethren Church completed a new building in 1921. At 11th and Broadway, Allen Chapel A.M.E. Church erected the larger, present building in 1927-29. For one large church of the Near Eastside, the 1920s brought decline. St. Joseph's Roman Catholic Church continued to lose members to new parishes formed elsewhere in the city. After 1920, with the increased industrialization of the surrounding neighborhood, members began to move from the parish. In 1949 the Catholic Archdiocese closed the church, using the buildings for other purposes.

During the Depression, little new construction occurred in the Chatham-Arch area. An exception was the new Firehouse No. 8 at 636 E. 11th Street, constructed in 1932 by the City of Indianapolis to replace the original engine house on Massachusetts Avenue. Following World War II, the residential fabric of the area north of Massachusetts eroded. Deterioration in housing, urban renewal, new industrial and institutional buildings, and a demand for parking lots all were responsible for demolition of many pre-World War I houses of Chatham-Arch.

#### SUMMARY OF HISTORICAL SIGNIFICANCE

The Chatham-Arch Historic Area exhibits both historical and architectural significance.

Its irregular street pattern, most of it dating to before the Civil War, recalls life in Indianapolis when the city was just beginning to expand beyond the original Mile Square plat. In the case of Broadway, today one of the city's principal residential streets, Chatham-Arch has special importance, for it was there, in Young's Subdivision, that Broadway originated.

The area also boasts a group of Civil War-era, workers' cottages on Arch, St. Clair, and 9th Streets. These houses represent the workingman's presence in the early stages of Indianapolis' growth into an industrial metropolis. Only a few pockets of these 1860s and early 1870s cottages survive in the downtown area out of hundreds that once covered the near east, west, and south sides of the city.

The northern portion of Chatham-Arch illustrates an unusual mixture of housing types. Here workers' cottages, middle-class residences, rental duplexes,



apartment buildings and flats, commercial buildings with second-floor sleeping rooms, and a few large homes of the well-to-do all existed at the turn of the century.

Massachusetts Avenue in Chatham-Arch exhibits several fine post-Civil War and early-20th-century commercial buildings, which recall the close relationship between the neighborhood merchants on the Avenue and the neighborhoods to the north and south. Industrial significance is provided along College Avenue by the Real Silk Hosiery Mills complex, formerly the home of one of the country's principal silk hosiery factories.

The Chatham-Arch area also contains the historical roots of several major religious denominations of the city. One of the oldest black congregations in Indianapolis, Allen Chapel AME Church, has occupied a location in the area for over 116 years. The former First United Brethren Church (now part of the United Methodist Church), once the principal Indianapolis congregation of its denomination, is represented by two different church buildings on Park Avenue. One of the largest German Reformed congregations of the city built Zion Evangelical Church at the west edge of Chatham-Arch. Finally the Roman Catholic Church was represented from 1880 to 1949 in the area by the former St. Joseph's Parish, located at its southern edge.

## NOTES

<sup>1</sup>Ignatius Brown, "History of Indianapolis from 1818," in Logan's Indianapolis Directory for the Year Commencing July 1, 1868 (Indianapolis: Logan & Co., 1868), p. 3.

<sup>2</sup>Land Records Book G, p. 563, Marion County Recorder's Office. (All Land Records and Plat Books cited hereafter are located in the Recorder's Office.)

<sup>3</sup>Berry R. Sulgrove, History of Indianapolis and Marion County (Philadelphia: L.H. Everts and Co., 1884), pp. 152-53.

<sup>4</sup>Land Records Book T, p. 628.

<sup>5</sup>Gayle Thornbrough, Dorothy L. Riker, and Paula Corpuz (editors), The Diary of Calvin Fletcher, 7 vols. to date. (Indianapolis: The Indiana Historical Society, 1972- ), 4:504-5 (1848-1852).

<sup>6</sup>Plat Book 1, pp. 7 and 41.

<sup>7</sup>The Diary of Calvin Fletcher, 5:4-5 (note) (1853-1856).

<sup>8</sup>Brown, p. 53.

<sup>9</sup>Plat Book 1, pp. 29-30.

<sup>10</sup>Probate Court Order Book 6, p. 116, City Microfilm Division.

<sup>11</sup>Plat Book 1, p. 231.

<sup>12</sup>Outlot Tract Books, Pioneer National Title Insurance Co., and selected Indianapolis city directories, 1885 to 1914.

<sup>13</sup>"Brothers Fear the Effect of the Broadway Opening," Indianapolis News, July 17, 1909, p. 7.

<sup>14</sup>For more information on the German settlement in the Eastside, see Lockerbie Square Historic Preservation Area Plan (Indianapolis: Indianapolis Historic Preservation Commission, 1978), pp. 16-17.

<sup>15</sup>George W. Geib, Indianapolis: Hoosiers' Circle City (Tulsa, Oklahoma: Continental Heritage Press, 1981), pp. 27, 52.

<sup>16</sup>"Public Buildings and Halls," Swartz & Co.'s Indianapolis City Directory, 1876 (Indianapolis: Sentinel Company, Printers, 1876), pp. 624-26.

<sup>17</sup>Plat Book 2, p. 71.

<sup>18</sup>Plat Book 3, p. 215.

<sup>19</sup>Geib, p. 90.

<sup>20</sup>R.L. Polk and Co., Indianapolis City Directory (Indianapolis: R.L. Polk and Co., 1890, 1895, 1900 and 1914 editions), "Classified Business Directory" for each year.

<sup>21</sup>Polk, 1914 City Directory, pp. 1724-25.

<sup>22</sup>Judge Kelly, First History of Allen Chapel AME Church (Indianapolis, 1916); selected Indianapolis city directories, 1867 to 1915.

<sup>23</sup>Third Annual Message of Thomas Taggart, with Annual Reports of the Various City Departments, to January 1st, 1898 (Indianapolis: Sentinel Printing Co., Printers and Binders, 1898), p. 237.

<sup>24</sup>Annual Messages of various mayors, 1897 to 1912.

<sup>25</sup>G. Wm. Baist, Real Estate Atlas of Surveys of Indianapolis and Vicinity, Indiana (Philadelphia: G. William Baist, 1927), plan 8.

<sup>26</sup>"Send Plan of Morris Monument," Indianapolis Star, December 7, 1906, p. 3.

<sup>27</sup>"Nathan Morris Fountain," Indianapolis News, June 19, 1909, p. 24.

<sup>28</sup>William Herschell, "Indianapolis Has Fountains that Serve as Summer Oases Particularly for Those Destined to Stay on the Old Job," Indianapolis News, July 16, 1938, part 2, p. 1.

## **IV. BUILDING INVENTORY**



## IV. BUILDING INVENTORY

### INTRODUCTION

The Building Inventory that follows is a comprehensive listing of all major structures, historic and nonhistoric, within the boundaries of the Chatham-Arch Historic Area. This listing provides a visual and written record of each structure, which aids the Indianapolis Historic Preservation Commission in making design and land use decisions.

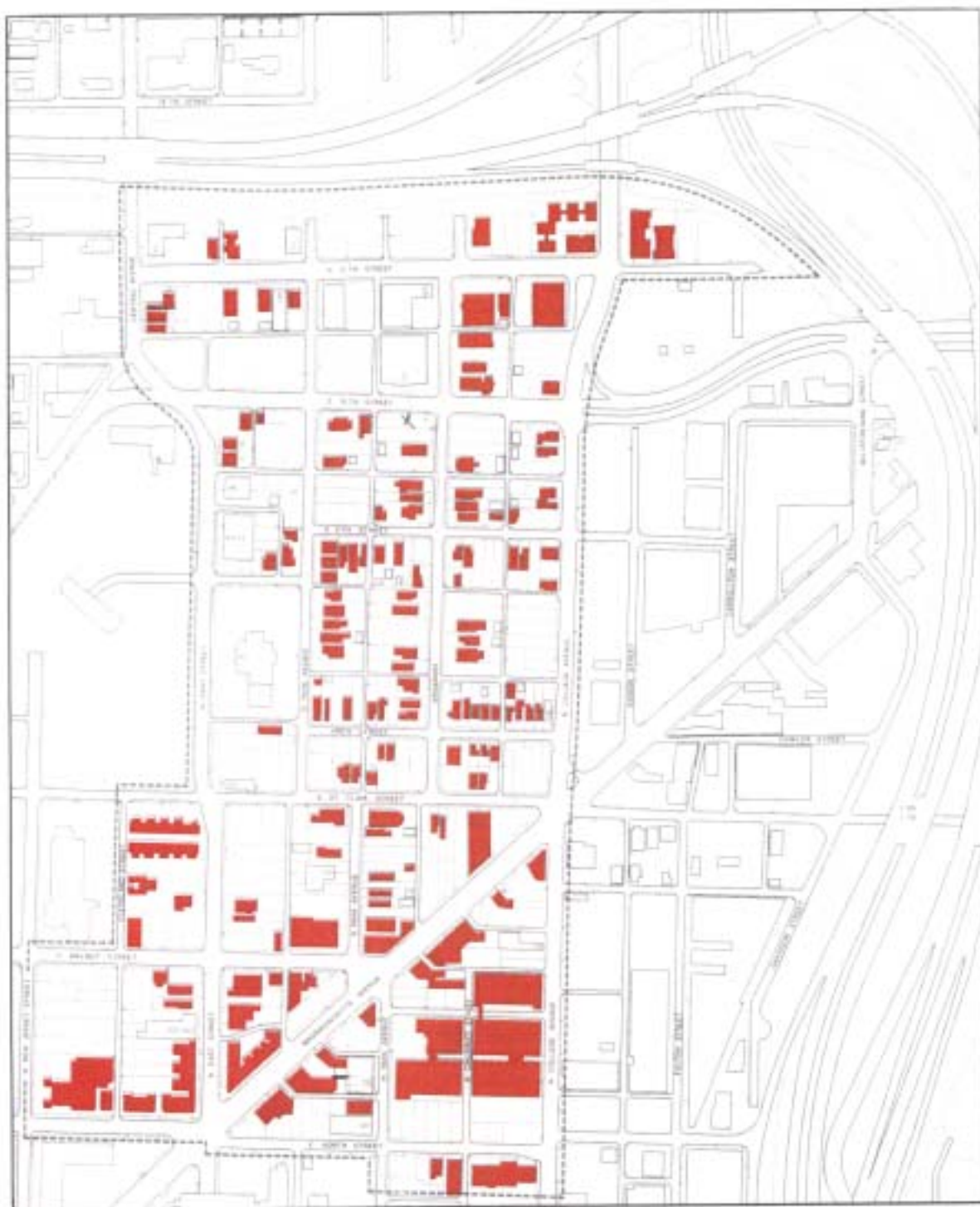
The Inventory is divided into two sections, the first containing 167 contributing buildings within the district. A contributing building is loosely defined as 1) being 50 years old or older, and/or 2) one whose use or architectural design does not detract from the overall character of the district. In the map entitled "Historic Buildings" on page 28, the contributing buildings are highlighted in color. The second section is a listing of all nonhistoric structures. These buildings are generally modern (built within the last 50 years) and their use and/or design may not be compatible with the historic character of the majority of buildings in the area.

Each entry for contributing buildings includes a photograph of the structure and a brief analysis that includes the following:

- Historical significance, including date of construction, previous uses of the land (if any), interesting facts associated with its history, and brief biographical information on property owners, residents, and/or those associated with the building
- Architectural significance, including a synoptic description, the most interesting architectural features, and the style (if any) associated with the building.

The inventory is intended to serve as a versatile resource. While its primary use will be for the members of the Historic Preservation Commission, it will also serve both as a catalogue of properties and a detailed historical and architectural guide for residents of Chatham-Arch.

Information on Chatham-Arch was collected from a variety of sources. Historical research was undertaken of the following: ownership records compiled from the tract books at the Pioneer National Title Insurance Company; the biographical and newspaper indexes, Indianapolis city directories, Baist Real Estate Atlases, and photograph collection at the Indiana Division of the Indiana State Library; and the 1837, 1898 and 1914 Sanborn Fire Insurance Maps at the Geography and Map Library, Indiana University, Bloomington.



# CHATHAM ARCH HISTORIC DISTRICT

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

HISTORIC BUILDINGS

Contributing

0 25 50 100 150 200



Chatham Arch Historic District Plan prepared by Perry Associates, Architects with the Indianapolis Historic Preservation Commission Staff

## E. 9th Street



524-526 E. 9th Street  
Late 1860s/1899

Christopher and Andy Rafert, carpenters and builders, built a one-story, L-plan cottage here sometime between 1865 and 1871. Charles and Annie Hahn, who owned the property between 1893 and 1899, incorporated parts of this early cottage into the existing double residence. Mr. Hahn (1820-1904) was a druggist at the corner of Morris and Hadley Avenues, where he also lived. He was born in Germany, emigrated to the United States in 1846, and eventually settled in Indianapolis in 1851. He attended the well-known German-English Independent School.

Among other owners of this house was Laura Bergener, who retained the property from 1900 until 1921, when she sold it to Michael Sablosky, a Russian emigrant and founder of the Sablosky department store chain. Neither Bergener nor Sablosky lived here but rented the house to tenants.

The most telling feature of the house in understanding its evolution is the gabled roof projection on the west side. When the house was made into a double, an addition was made to the east side of the 1860s house and a broad gable was raised over both sections. The decorative elements of the duplicate front porches demonstrate a carry-over in popularity in these stylistic features, as does the gable screen. However, all window surrounds attest to the latest contemporary influence.



Hornberger House  
530 E. 9th Street  
1885

Christian Hornberger, a carpenter with the Jungclaus and Schumacher construction company, built this house in 1885 and lived here until his death around 1903. His wife Luzetta continued to live here until her death in 1918. The next owner-occupant was Lewis Herbert Haag (1894-1942), who lived here from 1920 to 1928. Haag was a nephew of Louis Haag (founder of the Haag Drugstore chain) and was general manager of the chain of pharmacies until it was sold in 1932.

One of the most interesting features of this house is the narrow, vertical siding with its decorative, alternating sawtooth pattern along the tie-beam line of the two main gable ends. Below this, aluminum siding probably obscures other such details of carpentry. The roof plan of this house is complicated, with two cross gables surmounted by a third, higher gable at their juncture.



Beerbower Cottage  
609 E. 9th Street  
1869

This cottage was built in 1869 by Mary E. Burk, schoolteacher and widow of Louis Burk. In 1871 the house was purchased by Matilda L. Beerbower, who lived here for nearly 30 years until her death in 1900. Other members of the Beerbower family who also resided at 609 E. 9th Street for short periods of time include: Eleazer J. Beerbower (Matilda's husband, d. 1882), an upholster whose shop was located on Massachusetts Avenue (possibly present-day 713-715) in the early 1880s; and John E. and Edgar P. Beerbower, the couple's sons.

In 1902, surviving members of the Beerbower family sold the house to Ashford Lingenfelter, who may have rented the cottage to tenants during the first 10 years of his ownership. He lived at 609 E. 9th between 1912 and 1924.

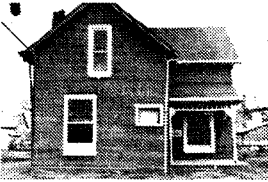
As originally built before the rear addition, this one-story cottage followed the lines of a typical L plan with intersecting gables. Surviving details of its period include the decoratively carved rafter ends and circular vent of the gable. Though boarded and surrounded by asbestos siding, the main facade's window proportions remain true.



Good/Porterfield House  
615 E. 9th Street  
1873

John P. Good, a real estate agent and a dealer in flour and feed, built this house as his residence in 1873 and lived here through 1877. In 1880 Henry D. Porterfield, a clerk and a traveling agent, rented the house, later purchasing it in 1887. Porterfield lived in the house until 1902 when he sold it to Minnie Emmerich, who rented it to tenants. In 1923 Charles F. Houts, a grocer at 1030 Broadway, purchased the house and converted it into three apartments, one for his own residence.

As built by Good, the house followed an L plan with intersecting gables. When Houts converted it into apartments in the 1920s, several additions were made including the section on the east at the intersection of the L and the large back addition, which more than doubled the size of the original house. The front porch with brick piers was probably built at this time also. All sizes of the windows were then changed and asbestos siding was added.



618 E. 9th Street  
c. 1890

This structure was built by Thomas W. Brouse as a rental unit on the same lot as 902 Broadway. It replaced a stable that had been built for the Broadway residence. Both 902 Broadway and 618 E. 9th Street were held as one property at least until 1925. For background information on the original owner, see 902 Broadway.

The popularity of the basic form of this house — two-story, L plan with intersecting gables — is demonstrated by the fact that it was still being built with regularity 25 years after its development. Decorative features such as the carved rafter ends and brackets at gable ends also remained fashionable for a long period. The Eastlake porch, with its fan brackets and frieze with spindles, was probably an original part of the house.



619 E. 9th Street  
1866

James Shorer, a carpenter, built the house in 1866. It subsequently was owned by a number of people, probably as a real estate investment. Most prominent among these owners was George W. Miller of Wayne County, Indiana. He established a business as a manufacturer of carriages and delivery wagons elsewhere in Indianapolis in the latter half of the 19th century.

As originally built before the two rear additions and front porch of the 1920s, this house was a typical L-plan cottage with intersecting gables. Despite its modernization, carved rafter ends and three decorative brackets survive at both west and north gables. Nearly all original window sizes have been changed.





621 E. 9th Street  
1871

John P. Bundy, a carpenter, built this one-and-a-half-story cottage in 1871 and sold it immediately to Justinian H. Hull, a real estate agent. Hull may have lived in this house for the first year (1872); however, during that year, this piece of real estate changed hands four times. Until 1895, when Isaac Newton Harlan purchased the house, the property was rented to tenants and therefore little is known about the earlier residents. Although Harlan is best known as a dealer in fire insurance, he began his career as a public schoolteacher and became principal of the Haughville village schools. He lived at this address from 1896 to 1902 when he moved to Woodruff Place.

This one-and-one-half-story house with L plan and intersecting gables has a one-story shed at the rear which was an early feature of the house. It has undergone such modernizations as a covering of composite siding, changes in window sizes, and the enclosed porch at the L. Carved rafter ends are the only remaining early decorative touch.



629 E. 9th Street  
1924

This house was built in 1924, probably by Frederick O. Huston, a general contractor and the house's first resident. Prior to this time, a one-story house built in the late 1860s had existed on the very same site. It is quite possible that Huston built this new house on the foundations of the 19th-century house. The family of Preston and Sarah Martin had lived here from 1870 to 1921, an unusual example of long-term owner-occupancy on Ninth Street. Their son, William H. Martin, still owned the property when this house was constructed.

Although a very simple house, a number of architectural features can readily be identified with its 1920s construction date, namely, the broad gable of its Bungalow style roof, the simple porch columns, and the sizes and trim of the windows.



644 E. 9th Street  
c. 1890

This structure is one of two dwellings built on the same lot. The first house was 901 Broadway, which was probably built by Max Stern sometime between 1870 and 1872. It was owned by several people for short periods of time before title was obtained by Helen Vanlaningham, wife of Samuel Vanlaningham, in 1882. It was during Vanlaningham's 12-year ownership that 644 E. 9th was built as an investment property. (The Vanlaninghams held a number of properties in the neighborhood.) In 1901 the property passed to the Brouse family, who lived at 902 Broadway. (For biographical information on Thomas W. and Russel L. Brouse, see this address.)

The variety of roof forms — two intersecting gables with one higher, broader gable adjoining it — is characteristic of a cottage of this date. The porch built into the original plan remains as the most interesting feature of the exterior; especially noteworthy is its frieze with fleur-de-lis pattern.



Lane/Butler House  
645 E. 9th Street  
1868

Edith Lane, widow of David Lane, built this house in 1867 and lived here for 25 years. In 1892 John H. and Keziah Butler became the new residents. Keziah lived here for nearly 50 years until 1939. Both families were among the few black families to be found residing in the Chatham-Arch area during the 19th and early 20th centuries.

As originally built, the one-story cottage followed an L plan of intersecting gables with a small side porch and a back, one-story wing. The current front porch and the existing back addition both came with changes in plan in the early 1900s. The present boarding obscures an early-20th-century, three-part front window with leaded glass and the 1860s circular gable vent. The absence of composite siding is notable in the context of this street.



646 E. 9th Street  
c. 1890

Robert M. Foster, operator of a restaurant and ladies dining hall, built this house as a rental investment about 1890. Foster had purchased the property in 1884, but during his 40 years of ownership, he never lived there. The same is true for two subsequent owners, John McCullough and Stella Anderson.

The plan and configuration of this residence are somewhat unusual for the area: two parallel gable roofs, the back one higher than the front, are over an L plan. Applications of aluminum siding and changes in all of the original window sizes have completely done away with the house's 1890s character.



661 E. 9th Street  
1870/c.1882

A residence was constructed on this site in 1870 by Orion W. McLain, a blacksmith who occupied the house during that year and later in 1877/78. In the interim years, the house was occupied by Joseph and Luther Norton, a carpenter and a bricklayer respectively.

Between 1878 and 1883, research revealed no residents; it is possible that during this time the original structure was modified or a new structure was built. In 1884 James R. Shea, a local policeman who had bought the property in 1881, moved into the house and lived here until 1891. Members of the Morlan family who resided here from 1892 to 1898 included Chauncy R., an actor; James N.; and James W., a dealer in fruit. The last resident/owner was George W. Fife of Wm. Fife and Sons, a masonry contracting firm, who lived here from 1904 through 1916.

As built by McLain, the 1870 house may have followed a T plan with intersecting gables, which was then expanded by Shea with the rear addition with its higher roof. One of this house's most interesting features is the front window surround with its fluting and drill holes. The existing porch was probably an early-20th-century addition.



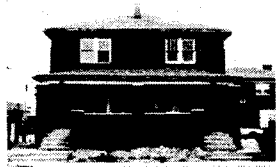
Stilz House  
665 E. 9th Street  
1873/c. 1890

This residence was probably built as a one-story cottage in 1873 by John G. and Paulina M. Stilz, owners of the property between 1873 and 1916. During the Stilz family's 40-year residency, they altered the original dwelling a number of times during their occupancy, the major rebuilding to two stories probably having been done around 1890.

John W. Stilz was a druggist. Born in Wurtemberg, Germany, in 1843, he emigrated to the U.S. and eventually settled in Indianapolis in 1854. Stilz and George W. Hoffman operated a pharmacy on East Washington Street from 1876 to 1894, when Stilz became sole proprietor. The pharmacy then became known as the German Pharmacy. In 1916 John G. transferred title to 665 E. 9th to J. Edward Stilz, also a druggist, who was treasurer and director of Kiefer-Stewart Company. The later Stilz then rented the house to tenants.

The house displays a number of circa - 1890 stylistic features, despite the application of aluminum siding in 1977. These include the corbelled brick chimney, the patterned shingles in the main facade's double gables, the exposed rafter ends, and the porch at the front corner with its turned posts, fan brackets, and spindle frieze.

## E. 10th Street



509-511 E. 10th Street  
1936

This two-story, brick double house, which is nearly identical in design to those doubles on North Park Avenue and North East Streets, was built in 1936. The first residents were Mrs. Maude Burns and Harry N. Anderson and his wife. The Andersons, who were "C. S. practioners," lived here until 1947.

For architectural description, see 851-853 N. Park Avenue.



513 E. 10th Street  
c. 1890?

The history of this house has been difficult to unravel, since research revealed no residents for 513 E. 10th until 1914, when George G. Davis, a bartender, lived here. The 1887 Sanborn atlas indicated a two-story stable on this site which belonged to the property at 944 N. Park Avenue. By the 1898 atlas, a dwelling with the same configuration, number of stories, and approximate location on the site is here. It is possible that the residence is a remodeling of the former stable, or perhaps an existing cottage was moved here. The house on Park Avenue was built in 1867 by John F. Council, a partner in the W. R. Hogshire boot and shoe store. Later resident-owners of 944 N. Park included James R. Ross, a liquor dealer, and Frank W. Armstrong, an insurance agent.

Stylistically the main body of the house exhibits a number of features characteristic of a cottage of the 1870s, including the decoratively carved vents of its front and back gable ends, and the square details with incised circles at the roof plates. The shingle siding and difficulty in discerning the foundation further clouds the history of the house. Because of the popularity of this type of simple cottage and the retention of certain details long after their main era of fashionability, it is possible this house was constructed anew circa 1890.



609-611 E. 10th Street  
1898/1918

This building represents a major remodeling of an earlier frame, two-family house. The original house was built in 1898 by Francis W. and Susan Hamilton, who lived at 943 N. Park Avenue. In 1918 the Powell Realty Company purchased the building and redesigned the interior to accommodate four flats. Along with this they built the front porches and added a veneer of the same wire-cut brick to the exterior of the frame building. The kernel of the 1898 house can be seen in the front gable that rises above the brick porch structure. The building has always been rented to tenants, one of whom, Lavina J. Gillette, lived here from 1906 until 1915.

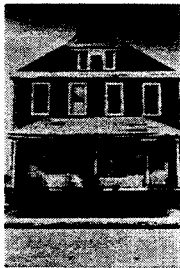


Smithey House  
640 E. 10th Street  
1898

This frame residence was constructed by John Stewart, a prominent Indianapolis contractor, in 1898. He and his wife Ella had purchased the property from the Trustees of the North Baptist Church, whose building had been located at the corner of Broadway and 10th Street. The property passed through a series of owners until John F. Smithey purchased it in 1904. Smithey appears to have been the first owner/occupant of the building, residing there until 1933. He was a grocer whose place of business for a number of years was at the City Market.

The house exhibits an exuberance of late-19th-century design features derived from English sources. The asymmetrical plan is reflected in the three gabled roofs that extend from a pyramidal roof. Vertical and horizontal lines that accent the wood siding abound. Of special interest is the way in which the overlap of the siding is narrowed between the first and second floor on the slope that batters from the plane of the first floor. The apex of the main gable is boxed in with a band window, furthering the variety of surfaces of the facade. Popular architectural features of the 1890s include the imbricated shingles of the gable and the windows placed on the diagonal in the corners of the east gable's first floor.

## E. 11th Street

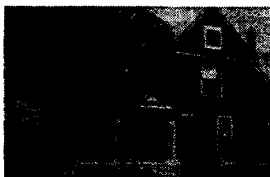


505-507 E. 11th Street  
1901

In 1890 when Henry L. Dollman returned to the Indianapolis of his school years, he became a builder of houses, following the footsteps of his father, Gottlieb Dollman, a carpenter. One of the areas of the city that Dollman developed was the southeastern quarter block area at the corner of Central Avenue and E. 11th Street. Six houses were originally constructed on these two corner lots, four of which remain today: 505-507 E. 11th, and 1011-1013, 1015-1017, 1019 Central.

Dollman began construction of 505-507 E. 11th in 1901. The house was always rented to tenants, including Pauline and Blanche Dickey and May G. Streight, who shared the west half (505) from 1909 through 1935. Blanche Dickey was a bookkeeper for the C. B. Cones and Son Manufacturing Company, makers of overalls, while Ms. Streight worked in partnership with Mattie H. McVae in "Streight and McVae, Dressmakers," which was located in the When Building, downtown Indianapolis.

This two-family house is typical of hundreds of such residences built in Indianapolis during the city's tremendous growth at the turn of the century. The symmetrical facade features a hipped roof with ridge parallel to Central Avenue, a pedimented gable dormer, and a hipped roof front porch. The asbestos shingle siding added to the house hides wood siding.

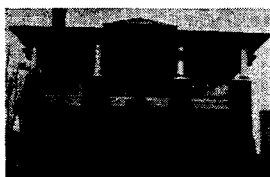


Rabb House  
520 E. 11th Street  
1892

Albert Rabb (1863-1918) and his wife Kate Milner built this house in 1892. Mr. Rabb, a lawyer, was born in Fountain County and obtained his law degree from the University of Virginia. After graduation he set up practice in Indianapolis with William Wallace. In 1899 when the first bankruptcy law was passed, he was appointed referee in bankruptcy, a position he served in until his death.

Mrs. Rabb (1866-1937) also figures prominently in the history of the city. A writer, Mrs. Rabb contributed frequently to local newspapers including columns entitled "The Old Town" and "The Hoosier Listening Post," which the Star ran from 1920 to 1937. She dealt in the history of Indiana and Indianapolis and created a fictional character, John Parsons, whose 1840 trip served as a basis for her historical sketches. Mrs. Rabb also wrote a number of books including National Epics (1896) and Indiana Coverlet Weavers (1928). She continued to reside at this address until her death.

The asbestos siding on this house may mask a variety of underlying materials — most likely wood siding and imbricated shingles — common to "Queen Anne" style houses. The asymmetrical massing of the house, variety in roof forms, and applied ornament in the tympanum of the porch gable are all hallmarks of the style.



Albert Krull House  
523 E. 11th Street  
1914

Albert Krull (1850-1924) and his wife Matilda built this dwelling in 1914 and lived here for 10 years. Krull, a native of Prussia, was a pioneer in the candy business in Indianapolis. He first came to Indianapolis in 1870, but after about three years, he embarked on extended travels across mid-America. In New Orleans, he found employment on a sugar plantation along the Mississippi. Upon his return to Indianapolis, he worked in various capacities until 1888 when he began his own confectionery business. His firm was known as one of the largest manufacturing candy houses in the Midwest. When Krull died in 1924, the house was sold to Minnie Gospodareck, who rented it to tenants.

This house exhibits the galleried porch with brick piers so popular in Indianapolis in the decade of the 19-teens. At the second floor level, wood columns continue the brick piers above the railing level. A double door leads to the main floor residence, while the side door gives access to the second floor flat.

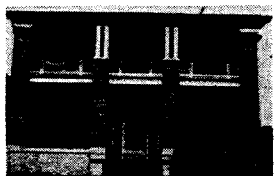


524 E. 11th Street  
c. 1887

The exact date of construction for this house is unknown, since it was originally part of a large parcel of land occupied by three structures. Joel Wright Hadley, a bookkeeper, and his wife Nettie owned this large parcel from 1880 and through the 1920s. They lived at 1106 N. Park Avenue (now demolished), which was constructed by 1880.

According to the 1887 Sanborn atlas, 524 E. 11th was a one-and-one-half-story dwelling. Sometime between that date and the 1898 edition of the atlas, the building was enlarged to two stories and some modification was made to the floor plan. A mechanic's lien filed in 1895 by William Eaglesfield and Company, a lumber dealer, may indicate a date for the alteration. Since the house was rented to tenants, early residents are difficult to document. One known resident, Charles McNaull, a physician, lived here between 1907 and 1916.

The 1880s character of this house is well-disguised by an application of vinyl siding, aluminum window surrounds, and 20th-century additions to the house. The irregular plan of the building features a two-story, five-sided bay under the west cross gable. The two-story front porch was probably added in the 19-teens and may have drawn inspiration from its neighbor across the street.



Trenary House  
537 E. 11th Street  
1905/1915

As is common for many properties in Chatham-Arch, this house was built on the site of an earlier dwelling. In 1867, R. M. Cosby, a carpenter, built a residence that at one time was occupied by George W. Alexander, a real estate agent, and Elijah S. Elder, a physician.

John Trenary, an engineer, and his wife Clara built their residence here in 1905. Following Mr. Trenary's death circa 1910, his wife, who continued to live here until 1929, divided the house into three living units.

The entire front section of the house with its two-story, galleried porches was probably added on circa 1915 at the time of the single-family house's conversion. The new facade features three entrance bays on the first floor, each with a door flanked by side windows. As a variation on other similar porches in the neighborhood added in this decade, the two central brick piers are interrupted at the second floor railing level by paired wood colonettes.



Hoffman House  
545 E. 11th Street  
1903

Prior to this building's construction, a dwelling built by William A. Bodine around 1873 was located on the site. Bodine was a grocer whose store was located nearby on 11th Street. In 1884, the dwelling was sold to Charles Hoffman, a contractor, who later demolished it to build this new residence for himself in 1903. Hoffman continued to live at this address until his death in 1920.

As a residence typical of the turn of the century, this house features a four-square plan with hipped roof and hipped roof dormers. It has recently undergone a sympathetic rehabilitation. The Neoclassical style porch exhibits Ionic columns, panels along the frieze, and a dentilled molding above. An unusual projecting line supported by small brackets follows around the main body of the house at porch roof level. Also of note is the leaded glass top light of the window to the left of the entrance.



Allen Chapel of the AME Church  
629 E. 11th Street  
1927-29

In 1925 the Reverend W. B. Shannon became the 24th pastor of the Allen Chapel of the African Methodist Episcopal Church. A native of Barbados, British West Indies, the Reverend Shannon's childhood dream of constructing a new church became a reality during his pastorship at this parish. After the congregation resolved to construct a new building on this site, groundbreaking ceremonies were held on June 26, 1927. On March 4, 1929, the new building was dedicated by Bishop W. T. Vernon.

The church has two primary facades, the one on 11th Street featuring a three-bay, central pavillion and the one on Broadway a projecting entrance bay with free-standing brick piers. Constructed of cinder block with steel frame, the veneer is red, wire-cut brick with color matched mortar, accented by lime-stone trim. The large stained glass windows form window walls around the building; the tracery of intersecting, pointed arches is worked into the round arch window form. Above a pressed metal cornice, a parapet rises, with triangular forms over the doorway bays bearing stone crosses.



Firehouse Number 8  
636 E. 11th Street  
1932 Parker and Faulstick, architects

Built in 1932 this fire station was constructed on the site of a large residence built by Robert Donovan, a carpenter, in 1868. It replaced the old station built in 1871 on Massachusetts Avenue. The new building was designed by the architectural firm of Parker and Faulstick, which practiced in the city from 1931 until Parker's death in 1937.

Although little is known of A. A. Faulstick, Wilson Boyden Parker (1867-1937) was well known throughout the state. Born in Massachusetts and trained in architecture at Massachusetts Institute of Technology, Parker began his career in association with Stanford White, who acquired fame through the New York firm of McKim, Mead, and White. Parker moved to South Bend in 1892 and then to Indianapolis in 1903, where he spent the remainder of his life. Among his more prominent Indianapolis buildings are: the YMCA building, Bobbs-Merrill publishing house, and the East Indianapolis Branch Library.

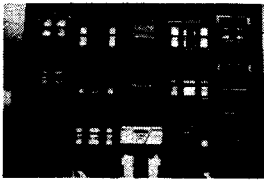
A slate roof of jerkinhead form covers the east/west axis of the building, and a broad gable projects over the double garage doors. The main portion of the building is constructed of structural clay tile units faced with buff brick and trimmed with limestone. Between the double windows of the gable end, a stone roundel bears the IFD emblem. The segmental arch entrance has been enclosed recently with a new door.



Parsonage, Allen Chapel AME Church  
637 E. 11th Street  
1929

Built as a residence for the Reverend W. B. Shannon, pastor of the Allen Chapel AME Church, this building was completed in 1929, the year in which the new church was dedicated. It now serves as church offices.

The cross gables of this one-and-one-half storied, brick-veneered house terminate in jerkinheads with returned eaves. Very little alteration has been made to the exterior of this house in the last 50 years, other than its new connecting link to the church.



Utomin Apartments  
668 E. 11th Street  
(also 1108 N. College Avenue)  
1916



This 30-unit apartment building was built by the Walker-Brooks Realty Company in 1916. It originally contained 62 units: the 11th Street entrance gave access to apartments A through Z, while the one on College Avenue served apartments 1 through 37 with the exception of number 13.

The brick apartment building is comprised of a series of five, three-story units connected by hallways. It surrounds the parcel on the northwest corner of College and 11th in an ell fashion. The facades on both streets are identical and symmetrical, being organized into five bays with central entryway. Bands of projecting soldier courses mark the foundation, and greater decorative detail is devoted to the upper two stories.



Pawnee Apartments  
708 E. 11th Street  
1927-28

In 1927-28 Frank M. Bush built this 16-unit apartment house coincident with his construction of the shops next door at 1101-1115 N. College. The residents were very transient, only residing here for an average of one to two years. It is now known as Chatham Manor.

Of cinder block construction faced with brick, this apartment building displays design elements derivative of the English Tudor style that bear a curious relationship to the building's original name. The two end bays feature gables over projecting, second-floor bays, the facades of which simulate stucco and half-timber construction. The variegated brick in tones of brown adds interest to the structure.



## Arch Street



602 Arch Street  
bet. 1860 and 1866

This cottage was built by Charles Gottlieb Teine, a drayman and shoemaker, sometime between 1860 and 1866. Christian Hanover, a carriage maker, purchased the house shortly thereafter. Later residents included John Karnatz, an employee of F. F. Queisser & Company, who owned the property from 1872 until 1899. Following Mr. Karnatz' brief residency in the late 1870s, it appears that he rented the house to tenants.

Because the vast majority of such simple one-and-a-half-story cottages were frame, this brick house is noteworthy. Although the first floor fenestration has been modernized, hood moldings of the two former windows with segmental arches remain, matching that of the gable window above.



Meier House  
606 Arch Street  
1867

This small frame cottage was built by Henry W. Hildebrand, a carpenter in the partnership of Hildebrand and Henschen whose business was located nearby on Walnut Street. Although the house was built in 1867, no resident can be found until 1874 when Curtis Jones moved from another house on Arch Street to this location. Jones, a messenger for the U. S. Express Company, owned the house until 1882, when Asbury York, a policeman and later an employee of the U. S. Express Company, purchased the property. The longest resident of the house was Henry L. Meier, a "cutter," who lived in the house from 1891 until 1923.

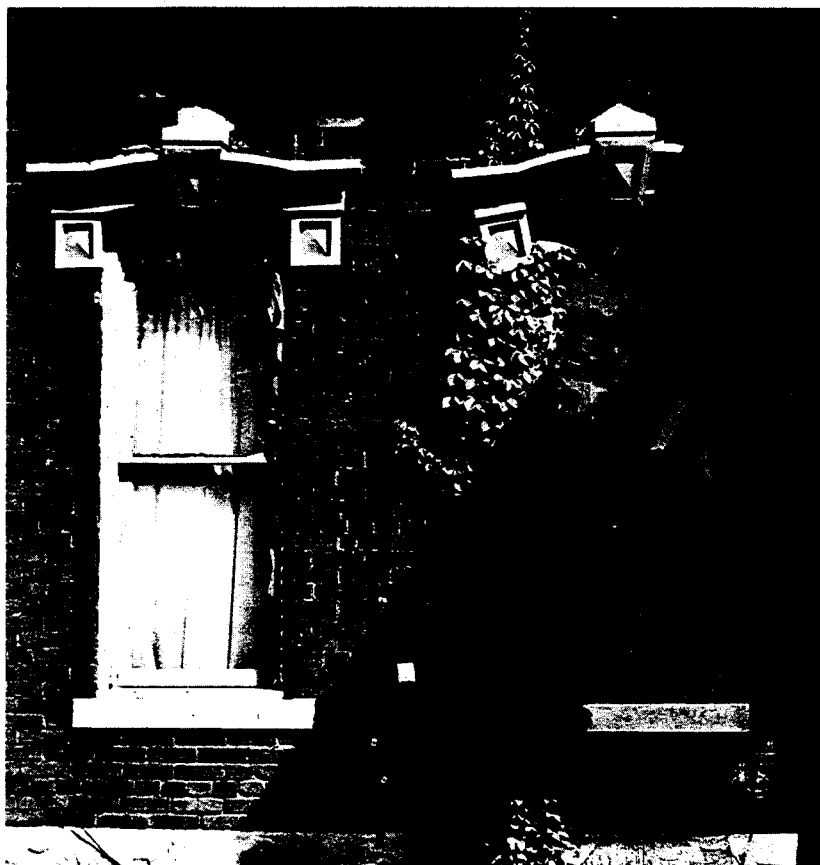
Although a later glass-enclosed front porch and asbestos shingling conceal the early character of this house, the simple, cottage form remains. The basic proportions of the building are somewhat heightened in comparison with the average one-and-one-half-story cottage of its date, as the more steeply pitched roof emphasizes.



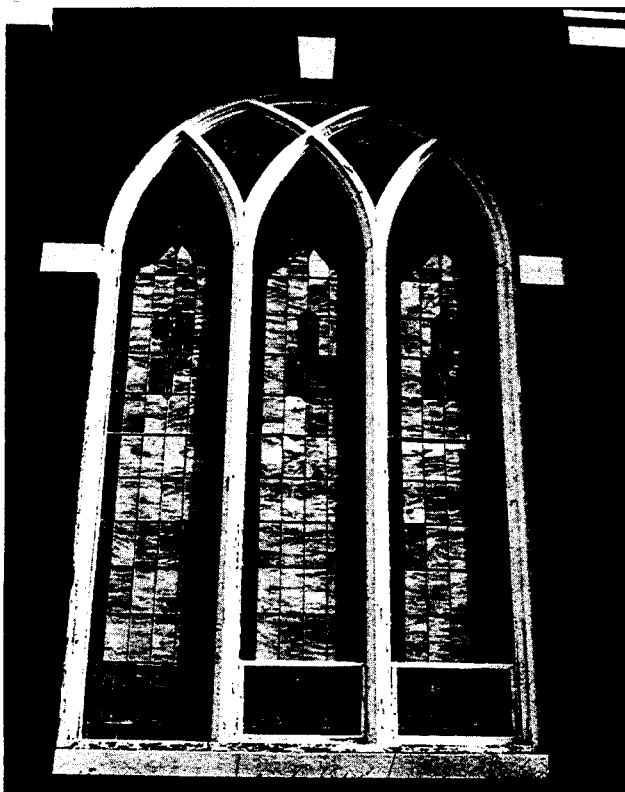
Mathias Cottage  
614 Arch Street  
1870-71

This cottage was built by Jacob Mathias (1840-1921) in 1870-71. Mathias resided in the house continuously from this time until his death in 1921, except for a short period between 1873 and 1876 when a Mrs. Kate Dawson owned and resided in the house.

After serving in the Civil War, Jacob Mathias moved to Indianapolis from Ohio and was engaged in the



Clockwise: column capital, 706-710 Massachusetts Avenue; windows, 902 Broadway; gable board, 618 E. St. Clair Street; spindle frieze, 614 Arch Street; stained glass window, 629 E. 11th Street.  
IHPC photos, 1981 and 1982,  
mot and meg



plastering business. He was employed in the work of decorating the interior of the Statehouse. In later years, 1887 to 1920, Mathias was a letter carrier for an area bounded by Lockerbie and East Streets, Massachusetts Avenue, Alabama Street, and Ohio Street. He was known affectionately by his patrons as "Uncle Jake."

The 1890s addition of a wraparound porch greatly changed the character of this simple, one-story, L-plan cottage. Of Eastlake style, the porch exhibits the classic "tinker toy" spindles in its frieze as well as decoratively turned porch posts. Also notable are two very ornately carved doors of the period.



622 Arch Street  
1868

This house was built by Charles A. Leamon in 1868 and was sold the following year to Vincent Myers, the son of one of the earliest settlers of Marion County. Myers served as road supervisor in Perry Township where he resided. He and subsequent owners rented the house to tenants, who included Charles Roesener, a blacksmith, who lived here between 1869 and 1877, and David Coster, a carpenter, a resident from 1878 to 1887.

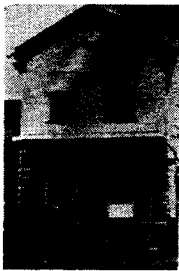
The one-and-one-half-story, L-plan cottage with intersecting gables has a steeper roof pitch than the average cottage of its time. (The dormers are a later addition.) Original decorative detailing was probably quite simple, as is indicated by the trim of the gableboards and the window surrounds of the main elevation.



625 Arch Street  
early 1870s

This house and 627 Arch Street were built by the resident-owners of 624 E. St. Clair (now demolished). The St. Clair house was built by William H. Case, a contractor, and was purchased shortly thereafter by Jacob Young, who lived there from 1866 to 1868. Jacob Young and his wife were victims of the infamous Cold Springs Murder (September 13, 1868). Apparently Young had been involved in an illicit monies operation. As the case evolved, the woman found guilty of the Youngs' murder was set free due to constant appeals and requests for change of venue. The crime and the resulting trials became the first scandal of its kind in the county.

Actual occupants for 625 Arch are unknown and an exact construction date is difficult to determine through title searches because three structures were located on the same property. Judging from the building's simple form and style and its similarity to other documented cottages on the street, it is likely that it was built in the early 1870s. Aluminum siding and a porch of recent vintage may have eliminated some of its original detailing.



Wimmer/Nolan House  
626 Arch Street  
1870

Francis X. Wimmer built this house in 1870. A teamster and operator of a woodyard, Mr. Wimmer resided here until 1884. The following year the house was purchased by Timothy Nolan, a hoseman for Engine Company Number 2, and his wife Johanna. After Mr. Nolan's death, his wife continued living at this address through the early 1900s.

The house was the only dwelling in this block of Arch Street that was built with a full two stories. Italianate brackets survive along the north and south eaves. The application of aluminum siding and permastone and the change in the size of the second-floor windows has greatly altered the original character of the house.



627 Arch Street  
1870s ?

This house is also on the property that Jacob Young owned at the time of his murder (see 625 Arch). The actual date of the building's construction is difficult to pinpoint because of the lack of information regarding residents. The 1887 Sanborn map indicates a one-and-a-half-story stable on the site, and it is not until a 1914 map that a dwelling appears here.

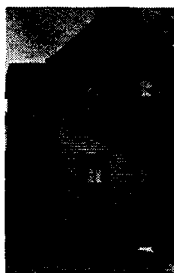
It is quite possible that the dwelling was moved to this location from a nearby site, since it is characteristic of a one-story cottage from the 1870s. The bay at the intersection of the L plan is somewhat unusual and may represent a rebuilding of this portion. The decorative vent in the gable front survives from original construction, while the side porch may have been added at the time of relocation.



648 Arch Street  
c. 1874

Jacob Hoagland, a farmer, built this cottage for rental purposes and owned it until his death in 1886. Anna L. Walker, a widow, then purchased it and resided here until her death in 1897. After this period of owner-occupancy, the structure reverted to a rental unit.

The cottage appears to have had its front door and window shortened, although the characteristic window surrounds were retained. Five decorative Italianate brackets survive at the gable front's roof overhang.



649 Arch Street  
c. 1888

The construction date of this building is uncertain. It is nearly a duplicate in plan of its neighbor, 653 Arch Street, which would tend to indicate similar construction dates and a link in ownership. However, 649 does not appear on the 1887 Sanborn atlas of the city, while 653 does. George and Ella Marott were the owners of the property from 1887 to 1898, and there appears to have been a connection between them and the Dennetts, owners of 653 for over 30 years. (See 623 E. St. Clair Street for biographical information on George Marott.) Nothing is known of the early tenants who resided here.

One of the larger houses of the street, 649 Arch is a full two stories with L plan and intersecting gables. It exhibits some decorative trim characteristic of the Stick Style, namely, corner boards and window surrounds with "ears." Also of note are the decoratively carved gable vent and the sawtooth siding of the side porch.



Munsell House  
652 Arch Street  
1870

Ezra Munsell, a wagonmaker, built this house for his residence in 1870. He lived here until 1885 when he moved to nearby Peru Avenue, but he retained the property for rental purposes until 1900. During this period there was one resident, George Miller, who was employed in the carriage business.

This house represents the typical post-Civil War frame cottage in its simplest form: a one-and-one-half-story structure with rectangular plan and gable roof. Although asbestos siding now covers the house and the windows have been altered, some interesting original features — such as the carved rafter ends and the doorway — remain.



653 Arch Street  
c. 1885

John and Julia Dennett, who lived nearby on St. Clair Street, purchased this property in 1882 and built this house sometime before 1887. (See 618 E. St. Clair Street for biographical information on John Dennett.) The couple then rented it to tenants for a period of 30 years. Among the residents were Peter B. Kellenberger, a confectioner whose shop was located on Massachusetts Avenue, and David W. Brouse, an undertaker.

The two-story house with L plan and intersecting gables is very similar in plan to its later neighbor, 649 Arch Street. Some original decorative features of the house may have been removed (or concealed) during the application of the existing asbestos siding. Although now enclosed, the side porch was undoubtedly an early feature of the house.



656 Arch Street  
c. 1875

This structure appears to have been built in the mid 1870s as a rental property. Nothing is known about the 19th-century residents because of the difficulty of tracing tenants in city directories.

Aluminum siding obscures original decorative elements as well as the relationship of the side porch to this one-and-one-half-story cottage. Despite later alterations, the tall proportions of the first floor windows, which are typical of the mid 1870s, have been retained.



657 Arch Street  
c. 1870

This one-story, T-plan cottage with cross gables exhibits applied ornament characteristic of the Stick Style. Laid over the horizontal siding of the gable are vertical flush boards with sawtooth finish. The vertical lines of the window surrounds are carried up to the horizontal member that marks the tie-beam. The diagonal struts of the side porch and the corner bands are also typical of the style.

Like many others in the neighborhood, the cottage was built as rental housing around 1870. It may have been constructed by Charles Raesner, a carpenter, for Ezra Munsell, who owned the property until 1890. Little is known about the actual residents who lived here. Jefferson Harper, a carpenter in partnership with W. R. Evans, a stair builder, resided here in 1887.



660 Arch Street  
1870s

This house was built in the 1870s by Cornelius King, one of the first City Councilmen, who rented it to tenants. In the 1880s Samuel Grove, a sewing machine "adjuster," lived at this address.

This one-story cottage was constructed in an L configuration with intersecting gables, which appears to have been the most common house plan along Arch Street. Asbestos siding may mask some original ornamental details. Of note are the decoratively carved rafter ends and the two doors with transoms in the corner of the L.



664 Arch Street  
c. 1905

Sometime between 1904 and 1908, a one-story cottage that then existed on the site was moved to the back of the lot (653 Mary Street) to make way for this new two-story house. Sarah M. Bassett, widow of Thomas M. Bassett, owned the property at that time. Since she never lived in this house, it was probably built as a real estate investment.

Recent removal of this building's aluminum siding has revealed imbricated shingles in the gable end, a unique feature for Arch Street that related to the comparatively late date of the house's construction. The house has undergone several changes in the size and location of its doors and windows over the years.



Voorhees House  
668 Arch Street  
1867

This house was built and occupied by the same couple for nearly 50 years, which is a most unusual example of long-term owner-occupancy on Arch Street. Jacob Voorhees, a plasterer and sometimes constable, built the house in 1867 and continued to reside here with his wife until his death around 1919.

The small one-story cottage was built on the typical L plan with intersecting gables of comparatively shallow pitch. Surviving decorative details of its period include carved rafter ends, Italianate brackets under the gable board, and sawtooth siding under the roof of the east porch (which was later enclosed).



672 Arch Street  
1863-1870

Little is known about the history of this house other than the fact that it was built between 1863 and 1870 as a rental property. Because this type of frame cottage was easy to construct and relatively inexpensive, numerous such dwellings were built throughout Indianapolis in the post-Civil War years to serve the housing needs of a rapidly expanding, working-class population. Many real estate holders speculated in the construction of cottages for rentals as the best return for their investment. This house may have been one of the earliest such houses on Arch Street.

Asbestos siding has recently been removed to disclose the original, narrow wood siding. Despite numerous later alterations and the loss of original decorative detailing, the original tall proportions of the windows have been retained.

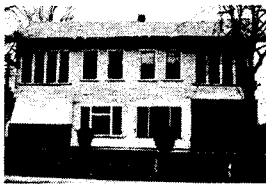


676 Arch Street  
mid 1870s

This cottage was also built as rental housing in the mid 1870s. Between 1880 and 1888 Reverend William Armstrong and his wife Keziah lived at this address. Before settling in Indianapolis, Reverend Armstrong served the Presbyterian Church in New Castle and other towns throughout the state.

The decorative elements of the side porch are among the most distinguishing features of this one-and-one-half-story cottage. The chamfered porch posts sported carved brackets, one of which remains. Of the three doors to the house from this porch, two doors from the 1870s survive with heavy, raised moldings characteristic of the Italianate style.

## Broadway



809-811 Broadway  
1916

This two-family dwelling replaced an older two-family structure built around 1874. The existing dwelling was built by Grant A. Clay, a dentist, in 1916 — probably as an investment property. Its duplicate existed to the south (801-805 Broadway) until recent years. The first residents here were Charles W. and Charles C. Smith, plumbers, and George F. Bernardi, a floorman at Block's Department Store.

This two-and-a-half-story frame double has a broad gable roof with a wide overhang and its ridge parallel to Broadway. The main entrances to the two units are located within the porches at the corners. The four tall, narrow windows of the second floor are typical of popular sleeping porches of the 19-teens, and the top sash of other windows are divided by vertical mullions.

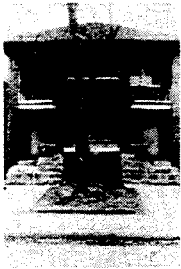


814-814½ Broadway  
(also 634-636 Arch Street)  
1936

Research into city directory listings indicates a construction date of 1936 for this brick apartment building. One of the first residents was Mrs. Myrtle M. Howe, a matron for the W. H. Block Company.

A two-story, hipped roof structure of wire-cut brick, this building houses four apartments. The large porch occurs at the 814 entrance.





816-818 Broadway  
1928

It appears that this apartment building of four units was built in 1928. Early tenants changed frequently, none residing here longer than two years. Prior to this building's construction, a 19th-century, two-story dwelling existed on this site and that of the adjacent apartment building, 814 Broadway.

Like its neighbor to the south, this building also exhibits a wire-cut-brick facade and hipped roof. Its most interesting feature is its porch structure. A wide, steep stairway dominates the central section of the facade, and two side, galleried porches are supported by brick piers.



Springer House  
820 Broadway  
1883

Isaac Springer had this house built in 1883. He, his wife Ruth M. (Callon), and their two children resided here until 1895. During this time, Mr. Springer established the Indianapolis Basket Company. With Isaac as president and his daughter, Lulu M., his associate, the firm manufactured a "full line of splint and bamboo baskets, berry boxes and fruit packages."

The house was resold several times after the Springers left. In 1917 Burl F. Finch purchased the residence as a rental unit and at that time owned 814 and 816 Broadway. Various short-term tenants resided here after that. In the late 1960s the house was known as "The Cathedral House Recreational Centre," in association with Christ Episcopal Church, 121 N. Meridian. By 1971 the church resold the house to be used as a residence once again.

The house has been enlarged several times since first built, a major rebuilding having occurred in the 1890s when the roof was raised to accommodate two stories rather than the original story and a half. The recent re-siding, over asbestos shingle siding, disguises both the age and evolution of the building. The only remaining original decorative detailing is found in the shaped rafter ends.



Wernsing House  
823 Broadway  
1867



Joseph D. Pattison owned this lot in 1867 when the house was built. Prominent among subsequent owners were Thomas A. Fletcher and Stoughton A. Fletcher, Jr., who, although not related, were close business associates. Thomas owned the property for one year before selling it to Stoughton in 1868.

Stoughton A. Fletcher, Jr. (1831-1895) owned the property for 14 years. He was a son of prominent early settler Calvin Fletcher, was born in Indianapolis, and lived in the community all of his life. In 1855 he became superintendent of the Bellefontaine Railroad. Five years later he assumed the duties of clerk and teller in his uncle's (Stoughton A. Fletcher) bank and ultimately became associated with F. M. Churchman as a financial force in the community. In 1868 he was elected president of the

Indianapolis Gas Company, and in 1878 he became president of the Atlas Engine Works, where steam engines and boilers were manufactured.

Other property owners included Laura F. Hyde, daughter of S. Fletcher, Sr., and Joseph Wernsing. Mrs. Hyde owned the property between 1883 and 1896, but she never resided here. Joseph Wernsing, a machinist, owned and resided at 823 Broadway between 1898 and 1919.

In addition to its important historical associations, the house is notable as one of the few brick cottages of its type in Chatham-Arch. The roof pitch and general proportions also distinguish it from its neighboring cottages. Special features include the round-arch windows accented by encircling brick lintels, the circular vents at half-story level, and the decoratively carved rafter ends. The brick porch on the west side was probably added in the late 1910s.



Everson/Spahr House  
826 Broadway  
1873

This house and its neighbor to the north (830 Broadway) were built when Margaret Everson owned the lots. Various members of the Everson family lived at 826 during the 16 years the family held the property, including: George V. Everson, a produce and dairy broker associated with Samuel Vanlaningham and Thomas W. Brouse, two other property owners in the neighborhood; Erastus Everson, a clerk; and Margaret Everson, widow of Joseph Everson.

Franklin L. Spahr (1839-1909) and his wife Sarah bought the house in 1887, and it remained in the Spahr family until 1925. Born in Lancaster, Pennsylvania, he came to Indianapolis in 1864 when offered the position of bookkeeper with Stiles, Fahnley, and McCrea, wholesale milliners. Spahr stayed with this firm for 42 years, becoming treasurer and a member of the board when the firm was reorganized as Fahnley & McCrea Millinery Company. He was also a charter member of the Board of Trade.

This house exhibits an interesting juxtaposition of styles: 1870s Italianate as modified by 1890s "Queen Anne." As originally built, the building following a T plan with smaller rear additions. In 1892, a two-story addition with a pyramidal roof was placed at the southeast corner to provide for a new entrance and stairhall. At that time, a new porch with shingled gable front was built across the front and new window caps were added. (See also 829-831 Broadway.)



Webb House  
829-831 Broadway  
1876

Jacob W. Hoagland (also Hoogland) built this house in 1876 while residing at 826 Broadway, the Everson-Spahr House. He lived in this house for one year only, after which he lived at 662 E. St. Clair (now demolished). It appears that he and other owners rented the house to tenants. At some point between 1887 and 1899, the building was converted to a two-family residence.

In 1901 Orville L. and William W. Webb purchased the house. The Webbs were partners in Webb and Company, a brokerage firm dealing in real estate, loans, and merchandise. William W. Webb (1825-1921) purchased the house from Orville in 1903 and lived in the 829 side until his death. He had come to Indianapolis in 1852 from Connersville. As an inventor he patented several mechanical devices, including a lifting crane, and worked for a number of years on the idea of an indoor ice-skating rink.

One of the the architectural features of this Italianate house which links it to 826 Broadway across the street is its cornice. Beneath the wide overhang of a hipped roof with deck, the two residences both display elongated octagonal windows between widely spaced paired brackets. The two front doors of this house, now behind a cinder-block porch, date to the 1890s conversion to a double.



Everson/Spahr and Everson/Noelke Houses, 826 and 830 Broadway  
IHP photo, 1979, m/c



Everson/Noelke House  
830 Broadway  
1873

This house is one of two dwellings built by Margaret Everson in 1873 (see 826 Broadway). According to city directories, the Eversons lived here one year — 1874 — after which date they lived at 826 Broadway and rented this house to tenants. In 1886 the house was sold to Frederick Noelke (1846-1909) who resided here from 1888 until his death. His daughter Freida and son William continued to live here until 1911.

Born in Melsungen, Germany, Frederick Noelke emigrated to the United States at the age of 22, settling in Indianapolis. He began working for the B. F. Haugh and Company architectural iron works and, after eight years, founded his own company: Noelke and Company, architectural iron works. Over the years the firm changed names; in 1895 it became the Haugh Noelke Iron Works and later the Noelke Richardo Company. One of the more important buildings for which Noelke's firm provided the structural iron was Tomlinson Hall. Noelke was a founding member of the Gewerbe Verein, the first manual training educational organization in Indianapolis, and was also a member of the Maennerchor Commercial Club, the German Pioneers of Indianapolis, the Elks Lodge, and the Social Turnverein.

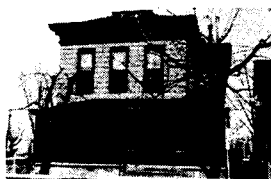
The Eastlake style porch wrapped around this house in the 1890s greatly enlivened the sober character of this Italianate dwelling. The porch features elegant, slender posts; "tinker toy" spindles in both the frieze and gable screen; and wrought-iron finials atop the two pediments. The most remarkable feature of the house — both for its survival and its original design — is the wonderful cresting at the deck, which undoubtedly came from Noelke's own iron works. Also of note are the original window surrounds of the main facade with their hooded caps and the combined weathervane/lightning rod.



T. S. Rollins House  
835 Broadway  
1873

The Reverend Joseph L. Clark, pastor of the First United Presbyterian Church, built this residence and lived here for one year, 1874. In 1875 Thaddeus Sobleski Rollins (1839-1898) purchased the house and lived here until his death. Rollins was a prominent local attorney. Born near Tropy, Ohio, he received his college education at Hanover College and taught school in Delphi, Indiana, for several years before studying law in the offices of Senator Pratt and D. P. Baldwin in Logansport. Upon moving to Indianapolis around 1873, he entered into practice with Charles S. Wiltsie, Marion County prosecuting attorney. During the last two years of his life, Rollins taught at the Indianapolis Law School. Later owner-occupants included James C. Chamberlin, from 1904 to 1912, and Lena M. Perkins, from 1915 to 1922.

This two-story, L-plan house with cross gables retains shaped rafter ends and one decorative bracket in each of its gables. Despite the shingle siding, the decorative window surrounds survive on the main facade. The shed roof porch built into the L of the plan is 20th century in origin.



Hazzard/Gillette House  
839 Broadway  
1874

David Hazzard, a coffin and casket manufacturer, built this house in 1874 and resided here until 1880. The following year Charles H. Gillette purchased the residence and lived here until 1917. Gillette manufactured wagon material with his brothers, Edward and Oscar, in the Gillette Brothers Company until 1884. He then became involved with bentwood works in his own company, C. H. Gillette and Company. In 1923 the new owner, James M. Shaw who lived at 840 Broadway, converted the building to three apartments.

Currently undergoing restoration, this Italianate house exhibits a plan characteristic of the style and

a hipped roof with a prominent deck. Below the roof's wide overhang, elongated octagonal windows between paired brackets are similar to those of neighboring houses on Broadway. Covered until recently by asbestos siding, the decorative window casings have been restored based upon the surviving pattern in the underlying, narrow wood siding.



Meyer/Dippel House  
842 Broadway  
1880



George F. Meyer constructed this house in 1880 and moved here from 29 Chatham (727 N. Park Avenue). Meyer was the secretary/treasurer of A. B. Meyer and Company, a family business that dealt in coal and building materials. Following his 11-year residency, the house was purchased by Henry C. Dippel, who lived here until 1901. Dippel operated a saloon and was a dealer in imported and domestic wines and liqueurs. From 1911 until 1929 the house was occupied by William and Margaret Brommer. Mr. Brommer operated a saloon on Virginia Avenue and later worked as a grocer and janitor.

This one-and-one-half story cottage exhibits an exuberance of Stick Style detailing in the vertical and horizontal accents of applied boards. The three cross gables of the T-plan section have vertical siding in their peaks, below which horizontal siding is carried to the bottom line of the long, first floor windows. Vertical, sawtooth siding then skirts the foundation and is accented by the side lines of the window frames, which extend down to points along the brick foundation. One very interesting detail is the cross-scored panel which occurs between stories at the north and south gable. The existing front porch dates to the early 20th century, replacing an 1880s side porch in the south ell.



Long House  
846 Broadway  
1874

Robert D. Long (1839-1907), the builder and resident of this house, was an undertaker with his father Matthew. The firm of M. Long & Sons, located on the Circle, was one of the oldest funeral directing firms in the city. At the time of his death, Robert Long was a partner in the firm of "Finn Bros. & Long." His son, Stanton Long, continued in the undertaking business and resided in the house until 1914.

Built along a T plan with three cross gables, the two-story, three-sided bay at the south side is original to the house. There are many indications that the Long family continually updated the decorative aspects of their residence during the 40 years they lived here. For example, the Eastlake, wraparound porch was added in the 1890s. It features butterfly fan brackets atop its turned posts; spindle work in the porch frieze; and a gable screen with decorative jigsaw work over the entranceway. The shingles in the gable of the main facade were probably added at this time, and the window casings appear to date to circa 1900.



849 Broadway  
1869

The original L-plan portion of this building was built by Wesley Loney in 1869. He lived here for only one year, during which time he was a student. The property subsequently changed hands frequently until

1923 when Lewis E. Johnson purchased it. He and his wife continued to reside here until the late 1940s.

Among the owners of this property and 859 Broadway (the two properties were not divided until 1917) was Mary Benham, the mother-in-law of Thaddeus S. Rollins (see 835 Broadway). Mary Benham was one of the earliest settlers of Indianapolis, coming here in 1829. After marrying James Benham in 1841, she moved to a farm in Tippecanoe County. She returned to Indianapolis in 1874 to live with the Rollins family following her husband's death.

The many recent, fanciful decorative features added to this house, combined with the asbestos shingle siding and rough-finished vertical siding, greatly disguise the early character of this house. Judging from the plainness of such elements as the gableboard and exposed rafter ends, this one-story cottage originally was probably quite simple.



Davis House  
850 Broadway  
1868

Milo Johnson, a carpenter, built this house in 1868. It originally fronted 9th Street but was moved to its present site on Broadway at a later date. In 1872, Mark C. and Rebecca Davis purchased the house. Mr. Davis was a jeweler and diamond setter for J. H. Calclazer Jewelers of Indianapolis. After residing here for over 10 years, the Davis' moved out of the neighborhood but retained ownership of the property.

This house was probably moved to its current location to clear the site for a new house, which was completed by 1905. Lawrence B. Davis, son of Mark and Rebecca and a lawyer with the firm of Newberger, Richards, Simon and Davis, lived at the new house (860 Broadway—now demolished) until 1916. The Davis family maintained both houses as rental properties until the 1920s.

The current L plan with the long leg parallel to Broadway was evident in the 1887 Sanborn atlas; however, several additions and deletions have been made to the structure since. The house's early date is most readily perceived in the south gabled section facing Broadway, with its roof pitch characteristic of the 1860s and its circular vent.



859 Broadway  
c. 1880

This cottage was built on the same lot as 849 Broadway at a later date. It may have been built by Frederick W. Miller, a builder, who purchased the property in 1874. The house was rented to tenants until the early 20th century when the lot was divided. Albert and Mary Svendsen purchased the property in 1917 and lived here until the late 30s. Albert worked as a tailor and Mary was a saleswoman at L. S. Ayres & Company.

Stick Style detailing, characteristic of the period of this cottage's construction, is evident in the vertical, sawtooth-edged siding of the cross gables and the "stick" braces at the gable ends. However, the original "ears" of the window surrounds have been covered within the past few years by inappropriate, Italianate window caps. Added to the cottage's original T plan with shed is a sunroom-type addition to the south and a 1920s brick porch facing Broadway.



Day House  
901 Broadway  
c. 1872

Built by Maxamillian G. C. Stern about 1871-72, this single-family dwelling was first occupied by Mr. and Mrs. John L. (Jennie) Norwood. Mr. Norwood (the son of Newton Norwood, an early settler to Indianapolis) was a life-long resident of Indianapolis and a member of Indianapolis' first professional baseball team. At the time that he lived at 901 (1877-1880), he was a call driver for the "Adam's Express Company."

In 1909 John D. Day, a watchmaker, and his wife Lucy C. moved here from 628 E. 11th Street. Mrs. Day was the daughter of David W. and Lucy Ellen Brouse, who lived across the street at 902 Broadway. During the time that the Days lived here (through 1924), the house was owned by the Brouse family.

As a typical, one-story cottage of the early 1870s, the exterior of this house has been preserved with only minor alterations (the most obvious being the porch built into the L). The early clapboard siding, decorative brackets at the gable overhang, window casings with flared caps and bases, and corbelled brick chimney all survive in original form.



Vanlaningham House  
902 Broadway  
1868

As documented by a building permit, Samuel Vanlaningham (d. 1880) and his wife Helen built this structure in 1868. The family lived here for over 30 years. Vanlaningham owned several properties in the neighborhood (most of them located on or near this corner). He was secretary of the Citizens Gas, Light and Coke Company, and a commission merchant in produce and dairy products with George Everson and Thomas W. Brouse. (Both Brouse and Everson also owned properties in the neighborhood.)

Thomas W. Brouse (1840-1920) bought the house in 1893 and held it until 1911, when he sold it to Anna J. Cloud. However, Brouse, who had boarded with the Vanlaningham family since the late 1870s, continued to live at 902 Broadway until his death in 1920. His grandson, Russel L. Brouse (1890-1960), lived here until 1925. In addition to his work as a food broker, Thomas Brouse, a life-long resident of Indianapolis, is credited as being one of the first people in Indianapolis to engage in the planing mill and lumber business.

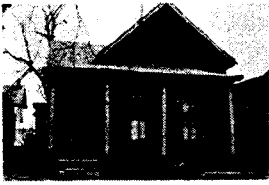
As one of the first Italianate buildings in the Chatham-Arch area, this fine brick residence exhibits many "high style" features which distinguish it from others in the area. Its pressed metal window caps are most distinctive with their projecting "keystones" and crossettes. At the cornice line, rectangular windows alternate with panels between elaborately carved brackets. The brick foundation has been stuccoed and scored in a manner to simulate stone. At the southeast ell, two engaged piers with ancons survive of the original porch.



905 Broadway  
1925

This house was built in 1925 by Archibald L. Mannett, a carpenter. It was constructed on the same site as a residence dating to the early 1870s, which existed here through the 40-year residency of the Robert A. Pope family (1886-1925).

This one-story house is very similar to 629 E. 9th Street, which was built at approximately the same time, also on the site of an 1870s cottage. Similarities include the broad gable roof, the square gable lights, and the general size and style of the windows. It is possible that portions of the early cottage were salvaged and incorporated into this house.



Wann/Hyman House  
908 Broadway  
1875

This dwelling was built by Henry L. Wann, a foreman at S. Taggart, a milling firm. Wann lived here until 1885, after which time the property was held by a series of short-term owners. In 1893 the property was purchased by Max R. Hyman, who resided here until his death. Hyman (1859-1927) was a renowned local journalist and writer. While still a youth, he started the Indianapolis Herald. In 1887, he and his brother started a humorous digest which had a wide local circulation. Many of the early works of the Western Writers Association, including those by James Whitcomb Riley and Edward Eggleston, were first published in this digest. In 1897 he began publishing Hyman's Handbook of Indianapolis, a commercial and industrial history of Indianapolis, and in 1916 he edited Centennial History of Indiana. In the early 1920s he was editor of the homebuilder's section of the Indianapolis Star.

Typical of one-story cottages of the 1870s, the house follows an L plan with cross gables. Composition sheet siding now covers much of the exterior, and aside from the exposed, carved rafter ends, little original decorative detailing remains.



Wharton House  
909-911 Broadway  
1903

This house replaced an earlier one-story dwelling on the site, which was probably built by Gottlieb Kraemer, a corporal at the U. S. Arsenal, who owned the property briefly in 1870. In 1902 the house was sold to Charles L. and Myrtle M. Wharton. Wharton sold hardware at his 2202 E. Washington store and ran a harness shop at 810 Massachusetts Avenue. Soon after purchasing the property, the Whartons demolished the house and began construction on a new building. Around 1910 they rebuilt the second floor, converting the house into two flats. Rental of the second floor began in 1912, with a variety of tenants residing there. The Whartons remained residents of the house into the 1930s.

The double gables of the main facade are the most prominent indication of this house's turn-of-the-century construction. Aluminum siding, new porches at first and second floor levels, and an awkward addition at the second floor all adversely affect the historic character of the house.



912 Broadway  
1869

This house was built by Reuben E. Harrison, a lawyer who lived in the neighborhood on the northeast corner of Oak and Cherry Streets (near College and E. 10th). Among its subsequent owners were Edwin West, owner for 18 years (between 1875 and 1893); William H. Miller, owner for 20 years (between 1893 and 1913); Dr. Otto B. Pettijohn, who held the property in 1913 only; and Claude L. Whitcomb, a foreman, who owned the property and lived here for 11 years (1913-1924). Dr. Pettijohn was prominent in city politics in the early part of this century, both as a member of the city Board of Health and as a City Councilman.

The exterior of this house has been so completely altered that the late 1860s, L-plan cottage is difficult to detect. Composition siding covers the main gable end, which is all that is visible of the early house from the street. Circa 1920, perhaps during Whitcomb's residency, brick piers were added across the front and the side ell of the plan was filled in for a new enclosed porch.





"Earl Bert" Apartments  
919 Broadway  
c. 1920

This apartment building stands on the site of a former frame, single-family residence. Built around 1920 and owned by Earl Bert Walton and his wife Mary Etta, this building originally contained four apartment units. Mr. Walton was a nurseryman by trade. The couple lived in Apartment 1 as the owner/manager from 1921 through 1943.

The Earl Bert is interesting as a very individualistic mix of architectural styles. The building's basic form, the band windows across the front, and the stuccoed facade are all based on contemporary currents of the early 1920s. However, there are several eclectic touches, including the stepped parapet and the doorway frontispiece, with its engaged, Ionic columns and pediment modeled on classical sources.



The Arvin Apartment Building  
920 Broadway  
1894/1914

Constructed on the site of a former one-and-one-half-story dwelling, this apartment building was originally built as a residence for William and Louise Thorne in 1894. Mr. Thorne was chief clerk and commercial agent for the Vandalia Railroad Company (later the Pittsburgh, Cincinnati, Chicago and St. Louis Railroad Company). The Thornes converted the house into four apartments in 1914 and continued to reside here as the building managers through 1919. By 1922, the building was given the name "The Arvin."

Surviving decorative features of the 1890s house include the Queen Anne style, square lights in five windows of the south elevation and the decorative attic vents of the main elevation. When the house was converted into apartments, the roof was rebuilt to its unusual slanted shed form with wide overhang. The front porches and central stairhall to the upper apartments were also built in 1914. The porch structure features brick piers at the first floor, chamfered wood piers at the second floor, and a most interesting hood over the center door with projecting, Oriental style brackets.



Lowe House  
1003 Broadway  
(also 634 E. 10th Street)  
1894



This house was built in 1894 by William W. and Malinda Lowe on the site of the former North Baptist Church. Erected on a corner lot, it was constructed as a two-family residence, with one unit facing Broadway and one facing E. 10th Street. Mr. and Mrs. Lowe rented both units until 1904, when they moved in to the residence with the Broadway address. William Lowe was a Mexican War veteran and was involved in the development of the stone industry of Greensburg, Indiana. As contractor, Mr. Lowe built the Greensburg Courthouse, Decatur County, before moving to Indianapolis in 1873.

After William died in 1908, Malinda remained at 1003 Broadway until 1910. The Lowe children retained the property as a rental unit until 1915, when John R. and Alice Welch purchased the house and continued to rent it to tenants. Mr. Welch was the president and founding father of both the Celtic Savings and Loan Association and the Citizen's Gas Company of Indianapolis.

Rectangular in plan with an overall hipped roof, the two-family nature of this large house is expressed

by the gabled, two-bay design units on both Broadway and 10th Street. The Broadway gable end is ornamented by fishscale shingling, while the 10th Street one exhibits imbricated shingles of an ocean wave pattern; both retain carved brackets, but only the 10th Street gable has kept its bargeboard at the peak. Another surviving decorative feature of the 1890s is the Queen Anne window lights evident in one Broadway side window. The two entrance porches with brick piers probably date to the 1920s.



1007-1009 Broadway  
c. 1893

Benjamin J. Jacobs built this house sometime between 1892 and 1894. While it is the first dwelling to be built on this site, the lot was formerly part of the grounds of the North Baptist Church, which was located immediately to the south until 1892. Subsequent owners of the dwelling probably held it as an investment property, including the Zehringer family, who owned it for over 30 years (1894-1925) but did not live here.

This double is similar in plan to another two-family house in the district built at approximately the same time, 509-511 E. Walnut Street. A single gable at the main elevation in front of the hipped roof gives an asymmetrical air to the house. Of interest are the Stick Style window surrounds with "ears," and the obliquely set first-floor doors on the north and south sides. The current brick porch structure was probably built in the 1920s or 30s as a replacement of the original porch.



First Allen Chapel, African Methodist Episcopal Church  
1017 Broadway  
1866/1885/1895/early 20th century

A split in the congregation of the Bethel AME Church over the location of a new church building led to the formation of the Allen Chapel congregation. The "core" of this building was then constructed between Thanksgiving and Christmas, 1866. The original one-story brick structure was 36 by 44 feet with a 12-foot vestibule. Prior to its completion, meetings were held in a house at the southeast corner of East and St. Clair.

The building has gone through a series of alterations under different pastors. Between 1884 and 1887 under the leadership of Reverend H. H. Thompson, the structure was raised and better foundations were laid to remodel it to a two-story structure with a double entrance. Further changes were made by Reverend Murray between 1895 and 1900; he was responsible for building a balcony, changing the entrance, and "cementing" the front walls. Between 1900 and 1927, when the new building at 629 E. 11th was opened, other alterations were made to this building. The Grace Missionary Baptist congregation now holds services here.

The application of aluminum siding and alteration of all upper floor windows are the latest steps in the continual transformation of this church from its original construction in 1866. No 1860s building fabric is evident from the exterior. The 1880s brick "basement" with its segmental arched windows is stuccoed at the main facade but evident in original condition on the north and south sides. The triplet of lancet windows in the entrance bay may be indicative of former decorative detailing of Gothic inspiration.

## Central Avenue



1011-1013 N. Central Avenue  
1901

Built by the contractor Henry L. Dollman about 1901, this double residence was first owned by Mary L. Coves. (See 505-507 E. 11th Street for biographical information on Dollman.) The building was owned and rented by a host of people over the years but has always remained a rental property.

Alice A. Forrest, widow of Joseph H. Forrest, resided in 1011 from 1901 until 1935. The Hebel sisters — Mary, Alice, Agnes and Elizabeth — lived at 1013 until 1920, when William B. Stroup, president and treasurer of the "Stroup-Tucker Shoe Company," moved in and resided here until 1925.

Of the four remaining houses that Dollman built on this block, it is the only one with a gable roof and features a small gable projecting from the south roof slope. The front gable end is of interest with its three planes, which give depth to the facade, and its triple window; the present aluminum siding may mask original shingles here.



1015-1017 N. Central Avenue  
1901

Henry L. Dollman began construction on this double residence in 1901 about the time that the two neighboring houses on either side were being built. (See 505-507 E. 11th Street for biographical information on Dollman.) Among the past tenants of this house were Mr. and Mrs. Simon Lehman. Following Mr. Lehman's death in 1920, his wife, Regina, remained in 1017 until 1936. Other past residents included Mr. and Mrs. John W. (Pearl) Stroup. The brother of William Stroup who lived next door at 1013 North Central, John was a clerk/salesman for the family shoe business.

The house is typical of hundreds of such two-family residences built in Indianapolis during the city's tremendous growth in the early 1900s. It represents a variation on the theme of 505-507 E. 11th Street.



1019 N. Central Avenue  
1901

This house was also built by Henry L. Dollman in 1901, but unlike other structures in its immediate vicinity, it is a single-family residence. Since no one resident or family resided at this address for any considerable length of time, it is believed that this property, too, was a rental unit. The first known resident was Mr. Walter W. Pliley, a machinist/diemaker, in 1913. In 1919, William I. Cooper, an auto mechanic and tester, was a resident and remained here until 1926.

Because it is a single-family house, it is considerably smaller than the neighboring houses built by Dollman yet follows the same design conventions. Of the four houses, it is the only one to exhibit its original wood siding.

## N. Cincinnati Street



Real Silk Powerhouse, Building 5  
620 N. Cincinnati Street  
(also 627 N. Park Avenue)  
1924

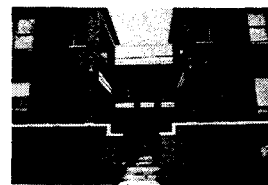
Known as Building 5 of the Real Silk Hosiery Mills, Abraham Goodman had this structure erected in 1924 to contain powerhouses number 1 and 2. (For more information about the Real Silk Mills, see 614-624 N. College Avenue.)

The powerhouse is a two-story brick building that repeats the architectural themes established in 1922 with the construction of 626-638 N. College. At present there is a two-story, corrugated iron addition on the Cincinnati Street side of the building. Formerly there was a frame warehouse known as Building 6 at this location, which was torn down and replaced by the metal structure.

## N. Cleveland Street



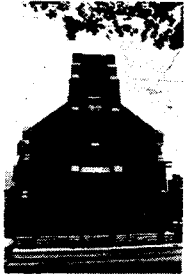
The Kynett Apartment Building  
721 N. Cleveland Street  
1912-13



The Kynett was built in 1912 and 1913 by realtor Athos C. Kynett and his wife Mary. The building has eight flats, which were first rented in 1914. When Mr. Kynett died in 1915, the building was sold to James T. Chambers. Since then, the Kynett has been owned by several owners, each for a very brief period of time, and the resident occupants have changed from year to year.

The building follows a squared Y plan with three prominent galleried porches at its central court. The main facades are finished with glazed brown brick with color-matched mortar joints.

## N. College Avenue



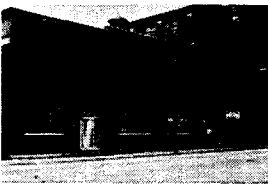
St. Joseph's Catholic Church  
540 N. College Avenue  
1879-80 D. A. Bohlen, Architect



St. Joseph's was established in 1873 by the Reverend Father Joseph Petit, a native of France, as the fourth Catholic parish in Indianapolis. That same year a small, two-story structure — including a chapel, living quarters, and a school — was built on East Vermont Street near Park. In 1879 Bishop Chatard wanted to use the site to establish a hospital to be conducted by the Sisters of Charity. He therefore urged the congregation to seek a new site. The cornerstone of the new building at College and North was laid on July 20, 1879, and the building was dedicated on July 4, 1880. Interior adornments were added at later dates, including three altars in 1882 and five large "frescoes" painted by Giovanni G. Gioscio, an Italian immigrant. Actually oil paintings on canvases, the "frescoes" measured approximately 20 by 20 feet and depicted scenes from the lives of Christ and St. Joseph.

It was under the leadership of Rev. Herman Alderding that the new St. Joseph's Church was constructed. He was associated with the parish from 1873 until 1900, when he was appointed Bishop of the Ft. Wayne Diocese. Msgr. Francis B. Dowd served the parish for the longest period of time — from 1900 until his death in 1942. Because of a declining congregation due to the changing neighborhood character and the establishment of four newer parishes, the Diocese decided to dissolve the parish and the last Mass was held here on June 26, 1949.

The church is cruciform in plan with cross gables over the nave, transept, and five-sided apse. The influence of the Gothic style is marked in the general form of the church; in the repeated use of the pointed-arch form in the main entrance, windows, and recessed bays; and in the buttresses that articulate the facade. The central bell tower of the main facade once was crowned by a 135-foot-tall spire (removed in 1950), which further emphasized the Gothic character of the building. The brickwork is accented by a limestone foundation and the stone trim of the main entrance, window sills, and buttress caps. Also notable are the intricately detailed painted glass windows that occur in vertical bands in the nave, and the repeated use of the quatrefoil motif.



Real Silk Hosiery Mills, Building 2  
614-624 N. College Avenue  
1919-1920

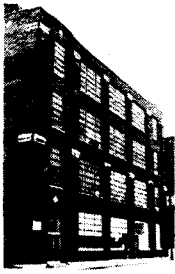
Abraham Goodman and his sons Jacob A. and Lazure L. operated a retail clothing store at 116 S. Pennsylvania Street in 1915. When Jacob became interested in manufacturing silk hosiery, one of their most successful lines, Abraham purchased the two lots of the present site in 1919 and construction was begun on 614 as a 100-by-190-foot brick loft building. Upon its completion, the Goodman Hosiery Company began operations here in 1920, with Jacob as president and Lazure as secretary/treasurer.

By 1922, the company was already expanding, and the name was changed to "The Real Silk Hosiery Mills, Inc." Raw silk was brought here from Yokohama, Japan, and processed in the plant. The business continued to grow, having more than 170 branch offices across the nation by 1946, with thousands of trained sales representatives in the United States and in 28 foreign regions. The "home office," as the College Avenue buildings became known, eventually expanded to cover nine acres of floor space in eight buildings.

The silk manufacturing process declined at the introduction of the nylon fibre around 1941. The manufacturing of women's hosiery and lingerie was carried from processing to packaging to direct-to-consumer shipment. After the attack on Pearl Harbor, Real Silk contracted to manufacture parachutes, wing covers, mountain tents, drag sleeves, and baker coats and aprons, among other items, for the war. Following

World War II, undergarments, hosiery, and stockings for men, women, and children — along with rain gear for children — were manufactured here. Eventually, 614-624 N. College became the post office portion of the plant. Indianapolis' Real Silk industry came to an end in 1972.

As the first building constructed in the Real Silk complex, this structure established the brick facades and continuous pilasters that were later repeated in all subsequent buildings. Its facade differs from 626-638 N. College — and all later buildings modeled on the 1922 building — in its stepped parapet with brick corbelling and rectangular panels and its use of exposed steel window lintels.

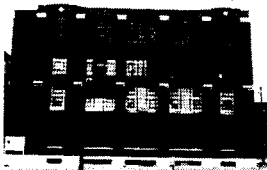


Real Silk Hosiery Mills, Building 1  
626-638 N. College Avenue  
1922 Lockwood, Greene and Company, Engineers

The Textile Realty Corporation purchased the two lots on the corner of College Avenue and E. Walnut Street where this factory building now stands in 1922, clearing the site of existing residences. The Real Silk Mills leased the land from them for two years, although construction was completed on the existing loft building known as Number 1 in 1922. Lockwood, Greene and Company of Chicago were the engineers of this project, and the William P. Jungclaus Company served as general contractors.

In June 1924, Real Silk purchased the land from the Textile Realty Corporation and began production in the new facilities. With the later construction of Buildings 4 and 6, this structure was interconnected by means of overhead catwalks and conveyors. (More history of the Real Silk Hosiery Mills is included under 614-624 N. College Avenue.)

Although this building has the same dimensions as the original building — 100-by-190-feet — the four stories tripled the company's square footage. And although constructed only three years after the first building, this new structure represented a considerable advance in factory design and served as a model for the company's five major buildings that followed. The five bays along College and 10 bays along Walnut of huge, steel sash windows are divided by pilasters that extend through all four stories. Stone trim is spare, being reserved for pilaster caps, window sills, parapet cap, and a few geometric insets into the brickwork.



Real Silk Hosiery Mills, Building 7  
702-710 N. College Avenue  
(also 624 E. Walnut Street)  
1926 Lockwood, Greene and Company, Engineers

Building 7 of the Real Silk Hosiery Mills was also constructed as a loft building for hosiery manufacturing. The existing residences on the site were probably cleared by Albert J. Hueber as he purchased the parcels along College and Walnut individually in 1925. Beginning in 1926, the William P. Jungclaus Construction Company undertook the erection of this building, with Lockwood, Greene and Company of Chicago serving as engineers — the same team that had constructed 626-638 N. College four years earlier.

Although Building 7 appears to be a replica of its neighboring predecessor, it was constructed of reinforced-concrete frame, floors, and walls and faced with brick to match the design. (See 626-638 N. College Avenue for architectural description.)



Riley House  
850 N. College Avenue  
c. 1901

Built by John C. and Emma S. Hart on the alley lot to their property, this house was originally a rental property for the owners, who resided at 858-860 N. College. (See this address for biographical information on the Harts.) In 1921, James C. Riley, a laborer, purchased this house, and the Riley family lived here until 1961. Other members of the Riley family who resided here during these 40 years were: Mrs. James C. Riley, Lewis F. Riley, an employee of the Curtis Candy Company, and Mary K. Riley, Lewis' wife.

This two-story frame house is capped with a hip roof, which projects to reveal carved rafter ends, and two hipped-roof dormers. Its one-story hip roofed front porch hides the fact that there is a recessed entrance with a second story overhang. The asbestos siding has fallen away in places, revealing the original wood siding and some decorative shingling.



858-860 N. College Avenue  
1903

Built on the site of two earlier structures which faced 9th Street, this house was built by John C. and Emma S. Hart in 1903. John C. Hart was the proprietor of "J. C. Hart and Company," dealers in women's and children's shoes, which was located at 11 N. Pennsylvania Avenue. The Harts lived at 858-60 until 1907 when they moved to Los Angeles, California. At that time, both 850 and 858-60 were retained by the Hart family as rental property.

Among the list of tenants were Mr. and Mrs. Edward (Alice M.) McGuff. Edward McGuff was a plumbing contractor, his company being located at 628 Massachusetts Avenue. From 1918 to 1922 Mr. McGuff served as chief inspector of the Indianapolis Weights and Measures Department; he later worked as an F.B.I. special agent (1922-1932). In 1920, Mrs. Annie E. Baker purchased the house. She was a member of the Indianapolis Athletic Club and was widely known in women's golf circles for 30 years. She resided here until 1925.

The four large cross gables of this cruciform plan house give it a Colonial revival flavor, as do the paired gable windows and small panes of glass. The composition siding and an insensitive brick-with-concrete-veneer porch addition across the front detract from the original character of the house.



Sellers/Chandler House  
906 N. College Avenue  
c. 1864; c. 1920

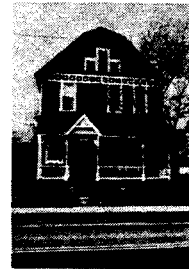
Probably built in 1864 by Susan E. and Hayden H. Wells, by 1871 George and Abigail Sellers had bought this house and resided here. Mr. Sellers was a teamster for "Sellers and Brothers." The Sellers lived here until 1891, when the house was sold to Mr. and Mrs. Robert M. (Elizabeth S.) Foster. Mr. Foster operated an exchange house and restaurant at 62 N. Pennsylvania. When he died, his heir, John G. McCullough took possession of the house.

In 1913 the house was rented to the Chandler family, who resided here for over 30 years. Members of this family included Francis T., a laborer/teamster and Lewis C., a dealer in second-hand goods.

The 1860s character of this structure is not immediately apparent because the jerkin-head roof of the front gable is a 1920s modification of the original gable. Also the application of aluminum siding has considerably altered the window sizes, and a 1920s porch was built at the front. The rear gable reveals the original 1860s gable boards, and decoratively carved rafter ends characteristic of the period are evident.



908 N. College Avenue  
1891



Originally there were two narrow, one-and-one-half-story dwellings on this site. In 1881, the lot was purchased by Robert M. and Elizabeth S. Foster, who hired the Hussey and Russell Lumber Company of Indianapolis to build the existing structure. The house was completed by November and was then rented to tenants. When Robert Foster died, his heir, John G. McCullough, continued to rent the house. Among the tenants were Mr. Harry H. Lipps (1916-1918), a painter/decorator, and Mrs. Alice G. Maxwell (1918-1924), a nurse.

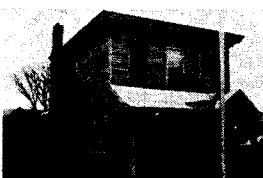
This two-and-a-half-story frame house is unusual for its steeply pitched gable roof and proportionately small jerkin-head. Detailing such as the window surrounds with their widely flared top casing, the shaped rafter ends, the brackets at the gable ends, and the applied banding with medallions above the second floor window line — all give character to the house. The main focus of this recently rehabilitated structure is the Eastlake porch, which also has a steep roof. The gable over the entranceway displays a delicately carved screen and sawtooth, vertical siding. The typical details of tinker-toy-like spindle work, turned posts, and pierced fan brackets are all original to the porch.



McGinnis/Thomas House  
920 N. College Avenue  
1871

This house was built by James Hasson, Secretary of the Builders' and Manufacturers' Association, in 1871. It immediately was sold to Francis McGinnis, whose family lived in the house from 1873 to 1881. In 1882, they moved next door to 924 N. College and rented 920 to the Thomas family. Members of the Thomas family residing here at that time were: Alice, a teacher at Public School 25, Rachael, widow of Lewis L., and Mary J. and Walter S., both clerks. Around 1910, Roy H. Thomas, a laborer/electrician purchased the house and with him lived James K. P. Thomas, a carpenter. After the Thomas' sold the house in 1919, it changed hands often and was generally maintained as a rental income property.

The original plan of this classic Italianate house was composed of two rectangular sections offset from each other, each capped with a hipped roof. A narrow addition was made to the south side, probably when the house was converted to flats. Composition siding covers the original wood siding, and the first floor windows of the facade were altered to provide a commercial storefront. A few carved brackets remain in place at the front under the stylistically wide roof overhang.



Strong House  
922-924 N. College Avenue  
1868



Built in 1868 by Joseph and Mary Moyer (Moger), John N. and Eliza E. Green bought this house the following



year. John was a general agent for the Berkshire Life Insurance Company at that time. After changing hands many times, George H. and Isabelle McCaslin purchased the house in 1887. George was a clerk and cashier for the county treasurer's office. The McCaslins sold this house in 1903 to Edward A. and Mary K. Strong, who lived here for nearly 50 years. Edward ran E. A. Strong and Sons Plumbing Contractors at 412 S. Meridian.

The original section of this two-story Italianate house was rectangular in plan with a hipped roof with deck. One of its most interesting features is the molding at cornice level that accentuates the widely spaced brackets, which in turn echo the division of bays. A scalloped band created by the jigsaw at the meeting of wall plane and roof overhang lends further detail. The Eastlake porch added by the McCaslin family is typical of the style, though the dentil-like pattern of the vertical siding of the entranceway gable is somewhat unusual.

At the rear of the property is a two-story, board-and-batten barn with cross gabled roof. The first documentation of the barn is its appearance on the 1887 Sanborn atlas; however, this type of vertical siding with batten is indicative of an earlier date. The survival of such a barn in an urban setting is rare.



1002-1004 N. College Avenue  
c. 1910

An early building on this site was demolished by 1908, when John William Hart purchased the land from Robert F. Emmett. Hart lived next door at 1008 N. College and worked at "J. C. Hart and Company." Later, John William took over the business when J. C. Hart moved to California. The firm name was then changed to "J. W. Hart and Company."

Construction of this double residence was completed by 1910 when Theodore H. and Mathilde A. Seuel rented the southern half. Mr. Seuel was the secretary/treasurer of the Lewis Meier Garment Manufacturing Company. John D. Cooney, a conductor, rented the northern half in 1913. The property continued as a rental into the late 1920s, ownership having passed through many parties, including Martin J. Hyland, Chief of the Indianapolis Police Department.

This structure is completely symmetrical, down to the two-window bays at the north and south sides of the house. Its form is typical of a residence built in the first decade of the century: the hipped roof with ridge parallel to the longer side and wide overhang is repeated in the front dormer and porch. Although the porch columns appear original, the brick railing was a later modification.



Buschmann Building  
1022-1036 N. College Avenue  
(also 647 E. 11th Street)  
1896-98

August Buschmann, founder of the Plumbing Supply Company of A. Buschmann and Sons, Inc., together with his uncle William Buschmann, established a grocery company at the southwest corner of College Avenue and 11th Street in the late 1880s. They were partners there until 1894, when William withdrew from the business. August soon began to carry a line of plumbing supplies and later abandoned the grocery stock.

The younger Buschmann purchased the land upon which the present building is located in 1891, and with the financial assistance of his uncle's previous business associate, Henry Severin, construction began in 1896 for what is now known as the Buschmann Apartment Building. August and his wife, Elizabeth, sold the building to the Buschmann Building Company in 1920, taking out a lease for shop space on the ground floor for the plumbing supply company. The business remained here until 1933.

Other spaces of the ground floor commercial area have been occupied over the years by other grocery and hardware shops, a hat shop, a dance academy, a restaurant/tavern with billiard room, and a barber shop. Although the building contained 16 apartments originally, today it has 30 three-room units.

The massiveness of this three-story building is emphasized by its predominant materials: brick and

roughly finished stone. The nine bays along College Avenue and five bays along 11th Street are divided by brick pilasters that rise above the roofline and terminate in elaborate metal capping elements (which now survive only on 11th). The two main facades meet in a prominent corner tower, which is surmounted by a pyramidal roof with deck that exhibits patterned slate and ornamental iron cresting. A band of five square windows serves as a transitional feature between tower and the main structure. The brick corbel table at cornice level serves to unite the two main facades, as does the use of rough stone sills, lintels, and on the third floor, transom markers.

At ground floor level on College, the six storefronts are divided by brick piers with high rusticated stone bases. Fluted wood pilasters divide the store windows from the doorways, many of which retain their original doors. The structural steel lintel above is exposed and decorated with rosettes. At the 11th Street entrance to the second and third floor apartments, a metal pediment embellished with an acanthus leaf design rests on corbelled brick supports. The two-story frame section built into the corner of the building's plan was added at an early date as a warehousing facility.



1101-1115 N. College Avenue  
1927-28

This row of seven shops was built by Frank M. Bush in 1927/28 at the same time as the construction of the Pawnee Apartments next door. The first business to locate here in 1929, 30, and 31 included: the "Great A. & P. Tea Company" in the large corner store, 1101, with the company's area superintendent's office next door in 1105; a barber shop at 1107; a shoe repair shop in 1109; a cleaners at 1111; a laundry soon followed by a restaurant in 1113; and a coffee shop soon followed by a delicatessen in 1115.

This long, one-story commercial building has a flat roof masked by a simulated gable, which is covered by green terra-cotta tiles at the two main facades. Four small gables project from this, their ends stuccoed between applied wood strips suggestive of an alpine motif. The seven storefronts, most of which are now boarded, are divided by piers of brown, wire-cut brick.



The Walbrook Apartment Building  
1102-1106 N. College Avenue  
(also 674-676 E. 11th Street)  
1916



This combined commercial/residential building was built in 1916 by the Walker-Brooks Realty Company on the site of a late 19th-century frame commercial building. The first floor contained a drugstore in the corner space at 1102 N. College, a small tailoring shop at 1106, a grocery at 674 E. 11th Street, and a shoe repair shop at 676. The second floor contained six apartments.

Beginning in 1917, the drugstore was operated successively by Ferdinand L. Murr, Benjamin C. Harbison, and Thomas O. Hall. The first tailor, Benjamin Benjamin, opened his shop in 1918; Goodman Segal expanded the operations of the tailoring shop and was a building tenant from 1924 to 1939. The 11th Street grocery was opened in 1920 by John V. LaShorne, continued by Harold J. Lloyd who lived in an upstairs apartment, and sold to David P. Childs in 1924. As with many of the citywide Child's grocery stores, it became a Kroger store in 1925.

This two-story building follows a squared U plan with an open court at its rear for greater illumination of the apartments. Built of red, wire-cut brick, it has spare stone accenting that once included a stone parapet cap, recently replaced by sheet metal. All storefronts have been blocked in.

## N. East Street



The Richelieu Annex  
610 N. East Street  
1913

Following the success of the Richelieu Apartments, this 40-unit annex was constructed in 1913 by Joseph Ratti and partners. The site for the annex had been acquired in 1904 and 1905, coincident with the beginning of construction on the Richelieu Apartments on North Street. Four large houses along East Street were demolished to make way for the annex.

Two mechanic's liens on the property in the 1913 document both the building's construction date and the names of two of its contractors: the W. H. Johnson & Son Company, heating and ventilating contractors and engineers, and the William P. Jungclaus Company, a general construction firm responsible for some of the most important early-20th-century buildings in the city. (See 831 N. Park and 726-728 N. East for more information on the Jungclaus Company.) For biographical information on Joseph Ratti, see 440-458 E. North Street.

The Annex does not have the same refinement in composition nor in detail as does the first Richelieu. Built of a different brick (a dark brown, salt-glazed brick), the foundation, window sills, cornice line, and parapet cap are of limestone. Embellishment was focused on the single, central projecting entrance-way: the door was set into a stone Tudor arch with side quoins, the letters "Richelieu" were carved in a medieval English script, and the crowning parapet was crenellated.



625 N. East Street  
1929

This commercial building was built in 1929 for its first tenant, the Rybolt Heating Company, which occupied the 625 storefront. Harry Rybolt, a manufacturer and dealer in furnaces, had been located at 632 Massachusetts Avenue. Other tenants of the early 1930s included the L. & S. Coffee Company in 621 (this south section has been demolished), and the Frozen Products Company, producers of confectionery items, in 623. In the late 1930s, Von Zone Battery and Supply Company was located in 627.

Until 1928, a large, frame, two-story house dating to the 1860s existed on this site. It had been used as a boarding house for many years prior to its demolition. To the rear of the lot, the brick warehouse of the Queensware Company, manufacturers of hand-painted china, was located through the 1960s.

The structure is of cinder block construction with a facade of small, brown brick, now painted. An arcade effect above the storefronts — its symmetry skewed by the absence of the fourth section — was created by the lines of header brick springing from limestone blocks. Stone also caps the parapet with its curious triangular elements.

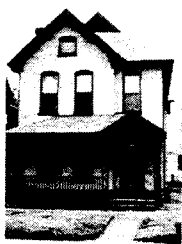


628 N. East Street  
1890

In 1890, George Mannfeld (1831-1904) built this house on the vacant site just north of his own home on East Street. Born in Thuringen, Germany, Mannfeld immigrated to Indianapolis in 1851 and immediately began work as a tailor. By the 1880s, he had established his own prosperous merchant tailoring firm. He was prominent in the social life of the German community, having been one of the earliest German settlers of the city; he helped establish Das Deutsche Haus and was an officer of the German-English Independent School. Mannfeld's eldest son, George N. (1866-1930), was the first Commissioner of Fish and Game for the State of Indiana.

By 1871, Mannfeld had acquired all of the land in the northeast quadrant of Outlot 1, including the site of this house. A mechanic's lien on the property documents the date of the house's construction; the names of the building contractor (Charles F. Wehking) and carpenter (Christian Bock); and the local source of brick, the Adams Brick Company. In 1905 following Mannfeld's death and the replatting of his property, this house was given to his daughter, Mrs. Emil (Bertha) Steinhilber. No member of the Mannfeld family ever lived in the house. Between 1910 and 1920, a series of short-term residents occupied the dwelling.

Reflective of the complicated roof plans of the 1890s, three gables meet at a hip roof, which is surmounted by a higher gable over the main longitudinal section of the house. All windows of this brick house are of segmental arch form, with headers serving as the cap. The most interesting architectural feature is the original Eastlake Style porch, with its turned posts, fan brackets, and frieze perforated by the decorative cutouts of a jigsaw.



632 N. East Street  
c. 1890

Based on this house's marked similarity in style to the adjacent dwelling at 628 N. East Street, the construction date of which is documented to 1890, in all probability, the two buildings were built by George Mannfeld at the same time as rental properties. An existing one-story dwelling, which was probably built by J. Henry and Anna Stumph in the 1850s, was demolished to clear a site for this house.

For biographical information on George Mannfeld, see the history of 628 N. East Street. Following his death in 1904, this property passed to his son, William C. Mannfeld, who became the head of the tailoring firm his father had established. The house continued to be rented to a series of short-term tenants, and in 1918, it was converted to apartments.

As a variation on the theme of 628, this house's plan complements that of its neighbor, with the cross gables over the plan's extensions moved to the rear in an effort to maximize privacy. Although a duplicate of the first house in most respects, there are differences in decorative detail such as the different pattern of the carved rafter ends and the varying cutouts of the porch frieze. The turned posts are missing in this porch; however, it retains its lacy screen in the entranceway pediment.



Stewart House  
637-639 N. East Street  
1896

Jonathan Stewart, a carpenter and building contractor, built this large residence as a two-family house in 1896. Before buying the property and then deciding to build a new residence, Stewart and his wife Alice had been tenants of a small, one-story dwelling dating to the mid 1800s that existed on this corner. They lived at 637 N. East until 1910. The entire house was then rented to a long series of short-term tenants, including Carl F. Millican, a machinist, and his wife Mary, and Grant Keener, a cigarmaker, who were neighbors between 1913 and 1916.

Variation is the keynote in this house, in its plan, its roof forms, its materials, and its decorative detail. On the north and south sides of the house, extensions in plan are roofed by broad gables but exhibit different facades. On the south, the second floor cantilevers as in a Colonial garrison house, and on the north, the windows of the gable end have been recessed behind colonettes. The three-sided bay attached at the east is crowned by a demi-turret with dormer. Before the application of asbestos shingle siding, the first floor exhibited a brick veneer, the second story was wood sided, and gable ends were shingled. Accenting these materials are stone window lintels, leaded glass window transoms, and a plasterwork floral pattern in the tympanum of the wraparound porch's pediment.



Steinhauer/Patton House  
711 N. East Street  
1896

Herbert L. Whitehead, a prominent real estate developer in the early 1900s, built this house in 1896 as an investment. He had inherited the land from his father, Reverend Moses S. Whitehead (1830-1877), an early settler of Indiana who had acquired the lot in 1870.

The property was rented to tenants until 1908 when Carl W. Steinhauer and his wife Gail purchased the house, which they had been renting for a few years. Mr. Steinhauer was a telephone operator and wire chief with Western Union Telephone Company. Except for a three-year period, the couple continued to live at 711 N. East Street until Mrs. Steinhauer's death in 1920.

Maxwell A. Patton and his wife Mary Anna acquired the property the following year and lived here through 1937. Mr. Patton owned a billiards parlor on North Illinois during the 1920s and expanded this establishment with the addition of a restaurant in 1935. His son, Maxwell L. Patton, a partner in the restaurant, also lived at 711 N. East Street for a number of years with his wife Bertha.

Composition siding and an altered front porch mark some of the late 1890s character of this residence. In front of the main section of the house with hipped roof, a two-story extension in plan, crowned by a gable, creates a recessed entrance. The majority of the house's windows occur in pairs, a notable exception being the three-part window of the gable.



Butterfield House  
712-714 N. East Street  
1868

Seymour Attwood Butterfield, a prominent physician and surgeon in Indianapolis during the late 19th century, built this building in 1868 as his combined office and residence. A wagonmaker's residence dating to the late 1840s had existed on this site prior to 1868 and for a short time served as Dr. Butterfield's office. Butterfield (1819-1891) had come to Indianapolis in 1862 from his family's home in Mooresville, Indiana, where he had practiced medicine for 13 years. He continued his practice from his East Street home for nearly 25 years. In his later years, the doctor published two volumes of poetry.

William Webster Butterfield, son of Seymour A. and Araminta Butterfield, was also a physician and surgeon. He first joined his father in practice in 1868 at the new office but soon had his own residence/office in the neighborhood (now demolished). Following his father's death, he moved back to this address in 1893. Ten years later, the younger Dr. Butterfield and his wife Zula sold the house to Adam and Elizabeth Gilliom. Members of the Gilliom family continued to live here through 1915, although they owned the property until 1924. The house was converted to a two-family residence in 1912. Following the Gilliom family's departure, the double was rented to a series of short-term occupants.

What was once a fine Italianate style residence was altered to such a degree during its conversion to a double that its 1860s character is now dormant. Nearly all window sizes have been changed, a fact which

the asbestos shingle siding disguises. On the main facade, a section of the second floor wall has been recessed to create a porch, probably at the same time the two ground floor porches were added for separate entrances. The high hipped roof with deck remains over the original front section of the house. Along the top line of the panelled cornice, an interesting triangular pattern of jigsaw work survives, and two original brackets remain on the north side.



Roberts/Fish House  
715-717 N. East Street  
1865

This building has an interesting history in that the lot line formerly ran through the property, bisecting the house. The north and south halves of the building were conveyed as separate parcels from the 1850s through the 1920s. The residence was built in 1865 when Isabella L. Roberts and Phillip A. Johnson and his wife Sarah owned the two adjoining parcels that it straddles. Johnson, a carpenter by trade, may have had a hand in its construction. The Johnsons lived here for only two years before selling their half of the house (717), but Mrs. Roberts (1841-1925) continued to live at 715 for 60 years until her death. Isabella Roberts was well known in Indianapolis as one of the city's earliest residents. When widowed in her early 20s, she earned her living as a dressmaker and milliner. Her charitable acts made her a recognized figure in the community.

Members of the Fish family resided at 717 N. East Street for nearly 30 years. William S. Fish and his wife Jennie lived here from 1867 to 1886, and his brother Frank O. Fish was a resident in the early 1870s and from 1888 to 1894. William S. Fish (1845-1924) was president and owner of the Sentinel Printing Company for 35 years. Involved in the printing trade following his military service during the Civil War, he worked on all three Indianapolis newspapers of his time: the Journal, News, and Sentinel. He was an elder in the Second Presbyterian Church and was active in the Masonic Order. Frank Fish was also a printer by trade and a foreman for Sentinel Printing. The Fish family sold the north half of the house to Isabella Roberts in 1898. She then rented it to tenants, including John W. Failey, a truant officer, who lived here from 1903 to the 1920s.

The Roberts/Fish House is one of the city's few remaining houses of its type, built expressly for two families with a dividing party wall, two entrances in the side bays of the facade, and two central chimneys. Its basic form is derivative of an early 1800s style of architecture, with gable ridge oriented parallel to the street. The curve in the returns of the gable are unusual. The decorative Eastlake style porch, which was probably added in the early 1890s, is notable for its perforated frieze, gable screens, elaborate braces below the pediments, and fan brackets.



Fredohema Terrace  
726-728 N. East Street  
1906



These apartment buildings were built in 1906 by William P. Jungclaus (1849-1923), called "the dean of Indianapolis contractors" and "one of the best known contractors in the middle west" at the time of his death. Born in Hamburg, Germany, Jungclaus travelled the world as a sailor on his father's ships before coming to Indianapolis in the early 1870s. The construction company he began in 1875 has continued to the present day. (For more information on Jungclaus and the buildings he constructed, see 831 N. Park.)

Two 19th-century dwellings existed on this site before the apartments were built, one of which was the Jungclaus family home from 1888 to 1900. Jungclaus was not only responsible for the actual construction of the buildings — he and his wife Maria continued to own the property into the 1920s. The apartments' unusual name was derived from the names of the couples' four children: Fred, Dorothea, Henry and Marie.

The 20 original townhouse-type apartments were organized in two rows facing a narrow central court. A recent, insensitive rehabilitation has obscured some of its architectural features: a uniform coat of paint was applied to the brick and stone trim alike, and all window sizes have been made smaller or completely blocked. The original cornice below the high parapet is also missing. The designer alternated the treatment of the 10 entranceways between arch form and rectangular opening, with different embellishments of each.



929-931 N. East Street  
1938

Although this two-family dwelling is typical of a housing type developed in the 1920s, it was not built until 1938. Its first tenants were Charles and Lucille Alford and Edward and Thelma Crowley. Both men were bakers by trade. Formerly located at this site was a two-story dwelling built in the mid-1860s, which was converted to a double in the 1890s. The house existed here until the late 1930s when this new double was constructed.

The double varies only slightly from those built a decade before on neighboring Park Street. See 851-53 N. Park for architectural description.



933-935 N. East Street  
1938

Except for slight variations in the decorative detail of its brickwork, this double house is a duplicate of 929-31 N. East Street and was built at the same time. Its first tenants were Anthony and Lillian Sturek and James and Mary Hessler. Mr. Sturek was employed by the Continental Baking Company, and Mr. Hessler worked for the Coca-Cola Bottling Company.

## Mary Street



653 Mary Street  
1879

Conrad Schneider, a blacksmith, built this house in 1879 as his residence. At that time, the house was located on the site of present-day 664 Arch Street. Schneider lived in the cottage until 1886. Other 19th-century residents included George Hoffman, a barber, who lived here between 1888 and 1892, and Robert D. Wadsworth, a lettercarrier, between 1892 and 1898.

Sometime between 1904 and 1908, the house was moved back to its current location on Mary Street (maintaining the same north/south orientation) to clear the site for a new, larger house. The only known resident at this address was Holman B. Hinds, a musician, who lived here between 1910 and 1915.

Composition siding disguises some of the character of this house, which retains little decorative detail other than the diamond vent in its north elevation. The house may have been built in stages, judging from the differences in the four gables. Note the terra-cotta chimney pot.

## Massachusetts Avenue



The Argyle  
600-622 Massachusetts Avenue  
(also 615 N. East Street)  
1911

This large apartment building was built in 1911 by the John S. Spann Company, which was one of the oldest realty companies in the city at the time. It originally contained 90 "rooms," and the majority of the early occupants were very transient. The first floor originally had approximately 10 commercial establishments in the storefronts along Massachusetts Avenue and East Street. The building now contains 46 apartments.

The two long wings of this building along Massachusetts Avenue and East Street converge at the triangular point of the intersection in a distinctive bowed projection. The parapet rises here to accentuate the curve and to accommodate the tablet that proclaims "The Argyle." The facade's brown, salt-glazed brick is accented by stone window sills and terra-cotta pier caps and cornice lines. The storefronts, which are separated by the three-story, projecting brick piers, originally featured tall expanses of glass over a low, panelled wood base. In recent years, these storefronts have been removed and their openings boarded and stuccoed.



609-611 Massachusetts Avenue  
c. 1868-70

The recent application of enameled metal panels completely disguises this two-story, brick commercial building from the mid 1800s. At the rear elevation, the windows have segmental arches with lintels composed of two courses of headers.

The exact date of erection for this building is difficult to determine, partially because of the modern panels that conceal the facade. The city directories indicate that a Charles Baker operated a saloon and was a wholesale dealer at this address beginning in 1869. Because of address changes along the Avenue, it is difficult to pinpoint previous residents; however, those who owned the property prior to 1869 had residences or commercial establishments nearby.



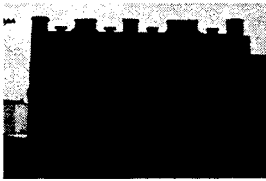
613-615 Massachusetts Avenue  
1858

Beneath the enameled metal panels that clad this building and visually link it to its next-door neighbor (609-611), an early dwelling — typical of those which once lined Massachusetts Avenue — remains.

From the rear of the building, the dwelling's gable roof and a shed addition with bevelled siding are evident. The house was built by John W. Cleaver and his wife Mary in 1858. In 1874, James P. Fowler purchased the residence. Fowler was a carpenter but also worked as a real estate agent and operated a hardware and grocery store at 603 Massachusetts Avenue at various periods in his lifetime.

Fowler sold the property to William R. Evans in 1890, at which time it appears the building was converted to commercial operations. Various businesses have been located at this address including a shoe store, a grocery, a dress shop, and a barber.





617-619 Massachusetts Avenue  
1929

Built in 1929, this commercial building housed a restaurant, a cleaners, and a tinner during the 1930s. Although the windows are now boarded, the general configuration of the two storefronts remains. The most distinctive features of the building are its parapet and the panels of checkered brickwork trimmed in stone.



621-627 Massachusetts Avenue  
1926

This one-story commercial building, the general form of which is residential in character, was built in 1926 with four storefronts. The most consistent occupant of the building was the Becker Asphaltum Roofing Company, which operated here from 1927 through the 1930s. Other occupants of the individual storefronts included a grocer and a restaurant.

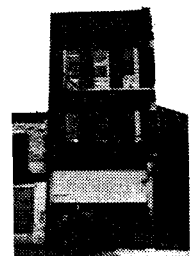


637 Massachusetts Avenue  
c. 1865/c. 1910

This one-story commercial building was once a frame dwelling dating to the mid 1860s, which later had its front portion rebuilt in brick sometime between 1908 and 1914. Still later concrete block walls replaced the original frame. Most recently, a shingled mansard roof has been added, further disguising the interesting evolution of this structure. The most distinctive architectural feature is the central display window (now boarded) with its arc-en-panier form.

John and Agnes Brown purchased the property in 1862 and lived here from 1867 until 1882. The Brown family retained ownership of the property until 1904 when it was sold to the Standard Land Company. John Brown and his sons John A. and James were variously employed as plasterers and street car conductors.

Although the brick front was not added until around 1910, commercial ventures were located in the building as early as 1880. The types of business establishments located here included a boot and shoemaker, a music teacher, a piano and organ dealer, and a millinery establishment. The brick remodeling may have been coincident with its use as a saloon.



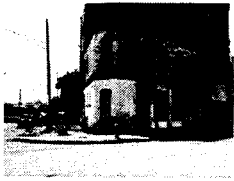
653 Massachusetts Avenue  
1872

Andrew and Clarissa Evans built this three-and-a-half story, brick commercial building in 1872. Mr. Evans, a pumpmaker whose business was located on Virginia Avenue, built the structure for speculative

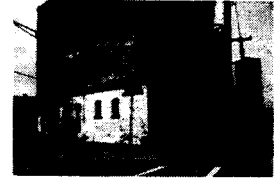
purposes. None of the subsequent owners occupied the building but rented the spaces out to other businesses.

Those businesses that did occupy the building included the grocery store of Conrad Ruckelshaus, from 1886 to 1888; the harness shop of M. E. King & Co., from 1880 to 1884 prior to relocating elsewhere on Massachusetts Avenue; and two other grocery stores run by Wilson Holland and Gross & Co.

The top half story, with its circular vents and corbelled cornice, significantly adds to the building's tall proportions. Of note are the cast-iron columns that remain from the first floor's original storefront, and the vestiges of the former Spades Block that are attached at the west side.



655-657 Massachusetts Avenue  
1893

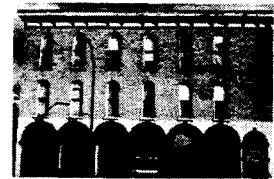


This brick commercial building was built in 1893 by John O'Brian, a conductor. It was first occupied by James H. Moore, who operated a saloon — or "Health Office Sample Room" — at this location until 1900 when he relocated to 835 Massachusetts Avenue. Joseph and Gustave Suess then continued the saloon business well into the 20th century.

The "flatiron" form of the building resulted from the triangular parcel of land that had remained undeveloped despite successive building along Massachusetts Avenue. The location of the main entrance at the "point" took best advantage of the site. Although the first floor of the Massachusetts Avenue facade has been completely altered, two decorative cast-iron columns remain. Also of note is the corbeltable that serves as a cornice.



Chatham Place Block  
706-710 Massachusetts Avenue  
(also 602-608 E. Walnut Street)  
1875

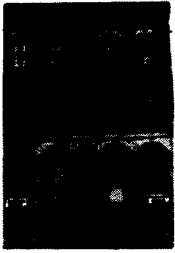


The unusual form of this three-story, brick building was dictated by the bounds of the parcel of land upon which it was built. Its most distinctive feature is the arcade along Walnut Street and Massachusetts Avenue, the columns and capitals of which are of cast-iron while the arches are of stone. The original storefronts have not been altered, a testimony to the fine design of Roman arch window and door surrounds. The interesting diagonal placement of the entrances along Massachusetts Avenue probably resulted from a desire for uniform southern exposure. Colorful tilework of the era survives at several of the entranceways. The importance of this imposing Italianate building in defining the urban character of Chatham Square cannot be overestimated.

Built in 1875 by Michael McBride, the building was sold the following year to Joseph A. Church. Church (1828-1909) was one of the oldest and best-known millers in Indiana at the time of his death. He was born in Brownsville, Indiana, and began operating a mill in 1854 at Cumberland. He also operated mills at Morristown, Knightstown, and Indianapolis. Mr. and Mrs. Church and their daughter, Mrs. Charles C. Ferguson, lived at 1121 North Park Avenue in the early 1900s.

Church sold the building in 1878 to Henry D. Stringer. The building then changed hands frequently until Charles B. Fletcher purchased it in 1894. The Fletcher family continued to own the property until the 1920s when the Service Realty Company purchased it.

Commercial enterprises in the building varied over the years. Among the more lengthy residents was James King, a harness and saddle manufacturer and dealer whose shop was located in 706 from 1875 until around 1900. Born in New Paris, Ohio, in 1840, King learned his trade in Greensburg, Indiana, where his parents located in 1885. He also served in the Civil War with the Seventh Indiana Volunteers. Other businesses in the building beside the harness shop included a confectioner, a druggist, a cigar manufacturer, and a bicycle shop.



Knauf Block  
707-711 Massachusetts Avenue  
1874



This important commercial building was built in 1874 by Adam Knauf, a baker. An interesting two-story structure at the rear of this building, which is connected by a roofed, second-floor passageway, is similar in style to residential structures of an earlier period. Since Knauf was listed in city directories at this address as early as 1864, he probably resided at the rear building before the main structure was built. At that time, the dwelling was then converted to a bakehouse and oven as indicated on the Sanborn atlas map of 1887.

The Massachusetts Avenue facade of the 1874 building displays a remarkable variety of design schemes differing at each story. The ground floor storefronts and entrances are surrounded by a stone arcade that resembles one of cast-iron design. The second and third stories of red brick are highlighted by stone stringcourse and window accents. The second floor windows are of round arch design with stone lintels that accent this form, while the third floor rectangular windows are capped by crosstetted stone lintels. An interesting sheet-metal cornice tops the elevation, the varying brackets of which correspond to the design of the first floor arcade. The east and west side walls retain the ghosts of numerous old painted advertisements.

Adam Knauf operated a bakery at the 711 portion of the building until around 1880, at which time Frederick C. Strangmann began operating a bakery at the same location. Strangmann's bakery was later operated by Albert Spreng. The other half of the storefront, 707, was occupied by various businesses including a newsdealer and a dress shop.

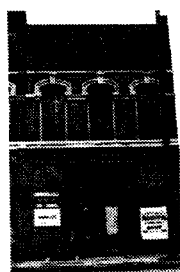


712-716 Massachusetts Avenue  
1904

The facade of this simple, one-story, brick commercial building is organized into three storefronts by dividing piers. Characteristic of its 1904 construction date, one of its distinguishing features is the corbelled brickwork above the recessed panels over the storefronts.

Charles B. Fletcher built this building on the site of a carpenter's shop operated by David Springer until 1885 and later by William G. Rubush. The present building was occupied by Dr. Frank T. Dowd (1880-1941) from 1904 until 1918, at which time he moved to the Carter Block at 760 Massachusetts Avenue (now demolished). Dr. Dowd received his medical training at Indiana Medical College, graduating in 1902. He then served as house physician at St. Vincent's Hospital before setting up practice at 712 Massachusetts Avenue. Dr. Dowd boarded with his uncle, the Rev. Francis B. Dowd of St. Joseph's Church, at 617 East North in the early 1900s.

Other occupants of the building included Neal Jackson, a barber, and Luigi Ruggieri, a shoemaker.

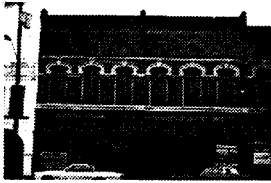


713-715 Massachusetts Avenue  
1900

This commercial building first appears to be part of 719-721 Massachusetts Avenue, which was built in 1874. However, a number of features — such as the differently designed storefronts and the variations in molding and brickwork on the upper floor — indicate two different buildings constructed at different times.

In the late 19th century, two small commercial buildings existed on this site: 713, a two-story brick building, and 715, a narrow, one-story frame building. In 1900 when the present structure was built, its facade was designed to correspond to 719-721 Massachusetts Avenue. The remarkable similarity between the two owes to the fact that one of the original building contractors of 719-721, John A. Schumaker, was involved in its construction.

The unifying cornice line is now missing. Of note in the 713-715 storefronts are the single, tall, cast-iron column and the entranceway tilework. Early commercial tenants located in this building included a tailor, house painter, plumber, and picture framer.



Beck Block  
719-721 Massachusetts Avenue  
1874

The basic elements of the original storefront survive in the 721 portion of this two-and-a-half story commercial building. Today the stone accenting of the second-floor, segmental arch windows stands out against the brick as one of the most prominent features of the facade. The decorative wood screens of the circular windows of the top half story still survive at the rear elevation. The cornice helps to effect the heightened proportions of the building.

Jungclaus and Schumacher were the contractors for this building, which was constructed in 1874 by Christian Beck for his saloon and billards hall. Beck only occupied the building for one year, but the saloon was continued by successive operators, including Henry Klanke, Frederick Kleine, Frederick Kroeckel, and Leo Aronson, through the early 20th century.

The 719 portion of the commercial front had a variety of uses. John A. Kutsch manufactured and sold harnesses and saddles here until 1901. (His business later relocated to 706-710 Massachusetts Avenue.) The upper floor of the building, which was originally designed for the residential use of shopkeepers, was subsequently used as rental apartments.



723-729 Massachusetts Avenue  
c. 1896

William P. Fishback purchased this property and the adjacent building (731-733) from Christian Neerman in 1890. At that time there were two separate, one-story commercial structures on the site. One substantial mortgage and a mechanic's lien indicate that construction of this business building took place in the mid 1890s. At that time, Fishback (1831-1901) was one of the most prominent citizens of Indianapolis. He had served for many years as prosecuting attorney for Marion County; he had been in a law partnership with President Benjamin Harrison; and he had been editor-in-chief of the Indianapolis Journal.

Business establishments that occupied the building included barber shops, a saloon, a plumber's shop, a jewelry shop, a Chinese laundry, and tin shops. By 1930, the second floor was converted to three apartments.

The bold Roman arches of the first-floor storefronts are the most striking design element of the facade. The arches, which spring from short, Romanesque-style piers, are executed in sawtooth brickwork and highlighted by an echoing molding. The center storefront appears closest to its original design. On the second floor, the paired rectangular windows with splayed lintels correspond to the three storefronts. The most unusual crenelated parapet with recessed cross motif was probably not an original feature.

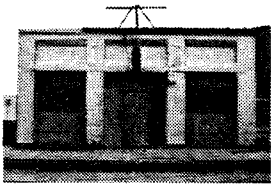


Neerman Shoe Store  
731-733 Massachusetts Avenue  
c. 1865

Christian Neerman purchased this lot in 1865 from Michael Lenninger. It is quite possible that the building was standing at the time; however, no listings were found in the city directories prior to 1865.

The general form of the building, with its gable roof and ridgeline parallel to the street, is representative of the early buildings along Massachusetts Avenue before the wave of rebuilding in the last quarter of the 19th century. The first-floor arcade may not have been an original feature. Beneath the modern roof covering, the early wood shingles still remain.

Christian Neerman and his sons, Gustav and Otto, operated a shoe business here from 1865 until around 1928 when Otto retired. Thus, the Neerman family's 60+-year period here represents one of the longest-lived businesses in the history of Massachusetts Avenue. Otto Neerman (1870-1946) was known as the "Singing Star Salesman" at the time of his death. He obtained the title by "hawking" newspaper headlines in rhymes and songlike fashion at his corner at New York and Pennsylvania. Other businesses in the building included Schaub and Schumann, Commission Merchants; Rose Iglick, a cigar and tobacco dealer; and Patrick McManus, a grocer.



745-747 Massachusetts Avenue  
1912

The entrance and windows of this one-story, brick commercial building have been completely changed over the years. The dividing piers that organize the facade and the corbelled brickwork above the recessed panels are characteristic of such small commercial buildings of the early 1900s.

The building was built by an investment corporation, Marion Securities Company. The first tenants included Charles E. Keener, a dentist, and Zimena D. Mitter, a grocer. These tenants occupied the building until 1915. In 1916 Blanchard, Moore and Hinshaw, Embalmers and Funeral Directors, occupied the entire premises. After they moved from the building in 1918, tenants changed frequently.

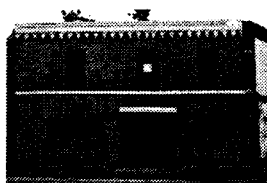


Old Number 2 Fire Station  
748 Massachusetts Avenue  
(also 633 E. St. Clair Street)  
1871



Built in 1871 this fire station was nearly identical to the old Number 1 station, which was located at the intersection of Indiana Avenue and the Canal. It is now the oldest remaining fire station in Indianapolis. The station was in continuous use until the early 1930s when the station at 636 E. 11th Street was built. Over the years the stations across the city were renumbered; Number 2 was changed to Number 8 in the late 1890s. Since the time the city sold the station, it has been used as an automobile garage.

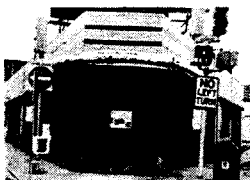
A one-story addition built along the line of Massachusetts Avenue in the late 1940s now obscures the station. The original building's basic form was composed of the main two-story, hipped roof structure with a projecting three-story tower at the front and one-and-a-half story stable at the rear. Of eclectic design, its varied elements were chosen from many architectural styles. The main structure featured a pedimented gable with bracketed cornice, a Renaissance window with wooden tracery and stone-and-brick encircling lintel, and a large wagon door with an applied classical entablature. The adjacent hose-drying tower has lost its third story, which housed the fire bell for the northeast side of the city. The two-story rear addition on St. Clair was built between 1899 and 1908 as additional stable area and was later converted to a garage.



Livery Stable  
750 Massachusetts Avenue  
(also 635 E. St. Clair)  
1894

The Massachusetts Avenue Livery and Boarding Stable was built in 1894 by G. H. Roberts, the proprietor and veterinary surgeon. It was managed by Mr. Everett Massey. The livery stable was heralded by a contemporary guide to the city for having "all the latest sanitary improvements, with large commodious box stalls, some of which are padded..." It is interesting to note that there was another livery stable on the site as early as 1875 when F.R.M. Gilbert operated a livery, sale and feed stable. Since the 1920s the building has been a garage for automobile repair work.

The first floor of the livery stable has been completely changed with new windows and a rebuilt entrance-way with curving, glass brick walls. Above the surviving stone stringcourse, the windows remain in their original placement but have been changed from their segmental arch form. The most interesting feature of the building is the cornice with its pendant elements and the detailed line achieved by bricks placed diagonally with projecting corners. At the rear elevation on St. Clair Street, the original, second-floor hay door survives, complete with its recessed, paneled surrounds.



Hooks Drug Store  
763-769 Massachusetts Avenue  
1929

This "flatiron" business building was built in 1929 by the Hook Drug Company as one of their numerous branch stores. (At the time it was built, the original Haag Drugstore was still operating across the street at 802 Massachusetts Avenue.) The Hook Company operated this branch for over 30 years, at which time another drugstore continued here until 1970. Earlier buildings on the site included a carriage manufactory run by Christian Stark, and a later two-story, frame, commercial building.

The main decorative effect of the exterior is achieved by the linear bands of green glazed brick that contrast with the yellow brick facade. Another interesting feature of the Art Deco era is the surviving canopy that projects over the entrance at the "point" of College and Massachusetts Avenue.

## N. New Jersey Street



Zion Evangelical United Church of Christ  
601 N. New Jersey Street  
(also 612 N. Cleveland — Parish Hall)  
1912-13 D. A. Bohlen & Son, Architects

This structure is the third to house the congregation of the Zion Evangelical Church. The original, which was built in 1845 at 32 W. Ohio Street, was later replaced by a brick edifice in 1867. Under the leadership of Reverend J. C. Peters, the congregation grew so rapidly that by 1911, the property at North and New Jersey was purchased when a new church was deemed necessary. The architectural firm of D. A. Bohlen & Son designed both the new church and the parsonage (416 E. North Street). After delays because of a shortage of materials, the church was dedicated on May 18, 1913.

The Bohlen architectural firm is the oldest in the city of Indianapolis. Beginning in 1853 with Dietrich A. Bohlen (1828-1890), the firm has designed hundreds of buildings throughout the state. Some of the more noteworthy locally include the City Market, St. John's Church, St. Joseph's Church, and Roberts Park Church. Zion Evangelical Church was designed by Dietrich Bohlen's son, Oscar D. Bohlen (1863-1936), and his grandson, August C. Bohlen (1887-1970).

Gothic influence is prevalent in the design of this church, which is constructed of brown, salt-glazed brick with color-matched mortar joints. The basic compositional elements of the imposing main facade include: the central, gabled nave with its monumental, stained-glass window in pointed arch form; the two flanking, square towers, the southern one rising a full story higher to accommodate bells and chimes; and the entrance porch connecting these three elements, with its three pointed-arch doorways. Other features selected from the late Gothic perpendicular style include the copper pinnacles at the corners of the tall towers, the elaborate wood tracery of the stained glass windows, and the crenelations and battlements at the towers and porch. The attached Zion Parish Hall, constructed in 1928, exhibits a complementary design and materials.

## E. North Street



Zion Evangelical United Church of Christ Parsonage  
416 E. North Street  
1911-12 D. A. Bohlen & Son, Architects

This house was built in 1911-1912 as the parsonage for Zion Evangelical Church. Prior to its construction, a 19th-century stable existed on the site. The parsonage was also designed by the firm of D. A. Bohlen & Sons, Architects, and its first resident was Pastor J. C. Peters. It is now used as church offices.

The house's brick veneer is of the same brown, salt-glazed brick as the church to which it is connected. It features a hipped roof with two hipped roof dormers with slate siding. The transom of the three-part front window is leaded glass, while that of the west side, second floor window is of stained glass.



The Richelieu Apartments  
440-448, 450-458 E. North Street  
1905

Corresponding with a sudden, tremendous boom in the construction of apartment buildings in the city, The Richelieu was built in the spring of 1905 by Joseph Ratti and his partners. The site along North Street, which had remained undeveloped, was purchased by Ratti et al. in 1887. By the time of the apartment building's construction, this type of speculative housing development was one of the most profitable business ventures in the city. Mr. Ratti, a resident of Indianapolis from 1858 until his death in 1913, headed his own commercial printing and bookbinding company. He was associated in this business, which was established in 1881, with Francis M., George H., and Albert J. Fox, his partners in the development of The Richelieu.

Each of the two, three-story buildings contained 12 flats. The facades are richly articulated by the alternating projections of its bays and the three-sided corner bays. Attention is drawn to the center section at the second and third floor level with elaborately carved stone panels in a cross pattern between the windows, enframed by two stone pilasters. The pediments that once crowned this composition are now gone, as are the original brick cornice and the surmounting balustrades all around the facade. The stone entranceway arches are enriched by egg-and-dart and bead-and-reel moldings, with a cartouche serving as keystone.



613 E. North Street  
c. 1868

Built by Butler K. and Melinda Smith between 1867 and 1869, this house has always been owned as a single-family rental property. Rev. Maximillian G. I. Stern, pastor of the Second Reformed Evangelical Church and the owner of much property in the area, took possession of this house in 1877. He then resold it in 1891 to the Rev. Herman Alerding, rector of St. Joseph's Catholic Church, who may have used it as a temporary residence while the new rectory was under construction.

The basic form of this one-story cottage with T plan and intersecting gables is indicative of this house's early date; however, the permastone siding and changes in all window sizes negate any 19th-century character. In the west gable, the partial remains of one bracket exists.



Former St. Joseph's Hall  
(Hispano-American Center)  
615-617 E. North Street  
1892

Under the leadership of Rev. Herman Alerding, St. Joseph's parish erected this building in 1892. (This building is not to be confused with the former St. Joseph's Academy to the south of the church (now demolished), which was built in 1881.) It had four spacious schoolrooms for boys on the ground floor and a large hall on the second floor equipped for the meetings and activities of the parish societies. In later years the hall was converted to a gymnasium.

The main facade of this three-story brick building is divided into three bays with the side bays featuring paired windows. Stone accents include: the roughly finished foundation, the window sills and lintels (with the exception of the third floor's arched windows), the pediment with its carved inscription, and the details of the entranceway arch — the carved imposts, the keystone with cross, and the top molding of the archivolt. Also of note is the fine molded brick ornament under the second floor windows, the brick corbelling at the cornice line, and the stained glass transoms of the first floor windows.





St. Joseph's Church Rectory  
623 E. North Street  
1893- c.1900



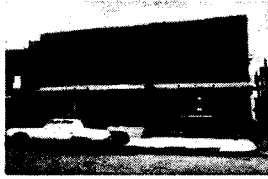
Father Herman Aldering began construction of this rectory in 1893 to replace a frame rectory which he had built in 1881. Before the rectory had been completed, Father Aldering was appointed Bishop of the Fort Wayne Diocese in 1900. Father Francis B. Dowd was then responsible for its completion. (See 540 N. College for related historical information.) Since the closing of the parish in 1949, the rectory has been used as the offices of Catholic Social Services.

The rectory is a fine example of an avant-garde taste for the Neoclassical style most popular in the early 1900s. The smooth ashlar with its carefully worked joints is a veneer at the main elevation; at the sides and back, a brick veneer has been applied to frame construction. The stone portico features paired columns, engaged pilasters, and a capping balustrade. Above this, there is an oval window of stained glass. The cornice features bas-relief swags and garlands, above which there is a closed balustrade serving as parapet. At the point where there is a passageway between rectory and church, a bowed verandah with stone balustrade projects. Here the rusticated foundation wall of the facade is evident. At the rear, a section of the first rectory (with gable roof) was incorporated into the building.



Koch House, 734 N. Park Avenue  
IHPC photo, 1982, meg

## N. Park Avenue

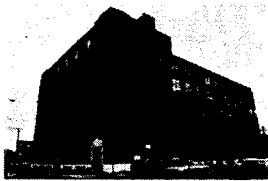


608 N. Park Avenue  
1911-12; c. 1930

Built by the contractor George A. Weaver for the First Spiritual Community of Indianapolis, this building was originally erected as a church in 1911-12. Asa H. Boulden, a partner with his brother in the law firm Boulden and Boulden, was president of the church at the time. (The Community also owned a church at 904 Bellefontaine.) Under the direction of Joseph B. Wilkins, manager of the Marion Title Guaranty Company, the church became known as the "Progressive Spiritualists" in 1914. The first pastor of the congregation was Anna Thronsdon.

Although bricked-in, the large, segmental arch windows of the church building can still be seen along the north and south walls of 608 N. Park. The early function of the building was completely masked by a new facade added to the structure in the 1930s by a subsequent owner, the Mountain Valley Water Company. This business was located here between 1931 and 1938 and was followed by a labor union, another of which occupies this building at present.

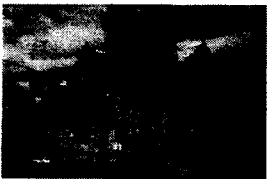
Interesting architectural features of the one-brick-thick 1930s veneer include the contrasting color banding and the alternating courses of projecting brick that add horizontal accents. Also of the period are the aluminum canopy over the door and the glass brick windows and sidelights.



Park Building  
Real Silk Warehouse, Building 8  
611 N. Park Avenue  
1929

This warehouse loft building was erected for the Real Silk Hosiery Mills in 1929 by the Ferro Concrete Construction Company. Several residences which lined Park Avenue and Cincinnati Street were once located here. With the addition of this building to the Real Silk plant, the mill's total floor space expanded to nearly 500,000 square feet, thereby allowing for an increase in production volume of 50 percent. (More background on Real Silk Mills is given under 614-624 N. College Avenue.)

The reinforced-concrete frame is exposed on the north and east walls of the building. The last major structure to be constructed by the company, this building repeats the architectural themes established in earlier buildings, including the projecting brick piers that continue up the five stories and exhibit the same stone capping elements.



First United Brethren Church  
704 N. Park Avenue  
1921 Rubush and Hunter, Architects

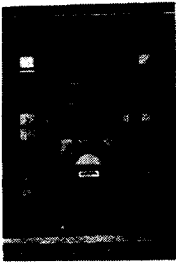
The United Brethren Church was one of the oldest congregations in the city, having been founded in 1841. The first meetings were held in a house on Central Avenue. In 1851 a small brick church was built at the southeast corner of Ohio and New Jersey Streets. Eighteen years later when a controversy arose in the church, one group (later called the First United Brethren) disassociated and relocated to Oak Street between Vine and Cherry (now Edison between 9th and 10th). In 1906 the building at 739 N. Park was erected, and in 1919, plans were begun for this building.

Preston Rubush and Edgar Hunter were chosen as the architects. William Rubush, Preston's father, was a member of an early United Brethren family and once had a carpenter shop at what is now 712-716 Massachusetts, prior to construction of the present building. The architectural firm of Rubush and Hunter

were responsible for the design of numerous buildings in Indianapolis including the Coca-Cola Plant on 10th Street and 17 others throughout the state, the Circle Tower, the Circle Theater, and the Old City Hall, now the State Museum.

This building was continuously occupied until 1965 when the congregation relocated to 9031 E. 16th Street.

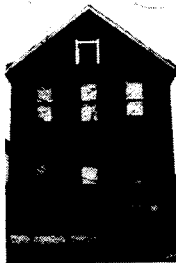
A veneer of concrete with flecks of mica and quartz was an interesting choice of materials for this church, which has an underlying brick structure. The repeated use of the lancet arch form in the windows and doors was derived from early English Gothic architecture. The original, large stained-glass windows were designed by Miss Edna Browning Ruby, a former student in the famous Tiffany studios in New York City. Most of this glass has been removed and replaced by plain glass.



The Clifford Flats  
709 N. Park Avenue  
1902

This apartment building was built in 1902 as one of the earlier buildings of its kind in the city. Prior to this time, a two-family house existed on the site. There is reason to believe that the Ent Brothers were the contractors of the apartment house. Although it originally contained only six flats, subsequent ownership subdivided the units and it currently contains 18 units.

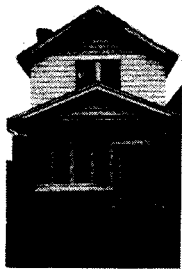
Although their original appearance is now masked by shingled siding, the bay windows that rise to the full three stories lend a unique character to the building's facade. (Note the bay window on the south side, which retains its original materials.) The foundation, window lintels, and doorway enframement of stone accent the pressed brick facade with its color-matched mortar. Rusticated stonework follows the entranceway arch, and carved stone letters spell out "The Clifford."



Myers House  
715 N. Park Avenue  
c. 1893

Mary Myers, a widow, built this house around 1893 and was first listed in the city directory as a resident in 1894. In 1906 she sold the house to Emma Zeltive Johnston, who rented it to tenants.

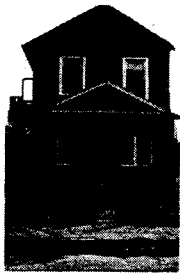
This two-story house exhibits much of its original, Stick Style applied ornament, including window surrounds with "ears," corner boards, fishscale shingles in the gable end, and corner brackets. Also of note are the foundation, composed of blocks of cast Portland cement; the bay windows that project from the second-story on the south facade; and the original door with its delicate carvings in floral motifs.



719 N. Park Avenue  
1920s

The history of this house is uncertain. An earlier one-and-one-half-story house on the site was built by Valentine Morganweck sometime between 1862 and 1880. It appears that subsequent owners of the property, Jennetta and Emil Wolfram, built a new house in the 1920s upon the foundations of the 19th-century house, perhaps incorporating portions of the old building's first floor.

The difficulty in interpreting sketchy historical data is compounded by the aluminum siding that conceals original building fabric. The high, old brick foundation is one of the few apparent exterior clues as to the evolution of the structure.



725 N. Park Avenue  
bet. 1910 and 1914

In 1865 Julius Mannfeld, a tailor, and his wife Louisa built a one-story dwelling on this site. Although they moved to 714 North Park in 1868, they retained ownership of the house at this address until 1910 and rented it to tenants.

Oliver C. Sanders, a cook, bought this house in 1910. Between that date and 1914, it appears that a new, two-story dwelling was constructed. It is possible that portions of the existing building were incorporated in reconstruction.

The later-enclosed front porch and shingle-brick siding obscure building fabric that might help to explain the building's history. At the rear gable end, a single diagonal brace is the only remnant of early decorative detailing.



727 N. Park Avenue  
1840s

This building was originally located directly on Park Avenue at the front of the lot. Between 1887 and 1898, it was moved to its present location when a new two-story dwelling (now gone) was built on its site. It continued to be used as a dwelling until sometime after 1915, when it was converted to a garage.

The builder of the dwelling remains unknown. During the 1840s the property had four owners besides John Wood, who platted the subdivision: John Cain (1841-42), Josephus Cicero Worrall (1842-1847), George Weaver (1847-1848), and Charles Mayer (1848-1863). Any of these men may have constructed the house. The earliest traceable resident is John Bergner, a stonemason and basket weaver, who was listed in city directories from 1858 to 1872 and again from 1889 to 1891. Joseph W. Ketley, a restaurateur and later owner, was a resident in 1892 and 1893.

John Cain, Josephus Worrall, and Charles Mayer all played important roles in the development of Indianapolis. John Cain was one of the first postmasters and was also involved in various businesses in the city; Josephus Worrall ran one of the first academies in Indianapolis; and Charles Mayer (1820-1891) ran one of the earliest and most prosperous grocery businesses in the city.

The raked cornice treatment of the front gable and the general proportions of the symmetrical facade are readily identifiable as being of the Greek Revival style. On the interior, hand-hewn beams with diagonal corner braces and original moldings of the front door attest to the building's early date.



Koch/Cook House  
734 N. Park Avenue  
1850s

Although John Koch purchased this lot in 1848, the first documentation of residents of this early house was not found until the 1858-59 city directory, when George and Mrs. Mary "Coke" lived at the address. (The Koch family name went through various spellings — Coke, Kuck, Kock — until it finally became the Anglicized "Cook" in the 1860s.) Very little is known about this particular branch of the Cook family. It appears that the original property owner, John Koch, had died by the 1858 directory listing. Members of the Cook family who lived in the house during the 19th century included John's widow, Mary; Frederick, a brick mason; and George, a florist.

In 1889 Henry and Catherine Cook purchased this house from Anna Marie (Mary) Cook. Henry Cook (1857-1929) was not a descendant of John and Mary Cook, but the son of Mr. and Mrs. Joseph Cook of Kenosha, Wisconsin. He came to Indianapolis to work as a brick mason on the construction of Tomlinson Hall and became a member of the City's fire department in 1885. Following her husband's death, Catherine continued to live in the house through the 1930s.

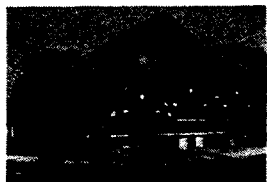
Although the raked cornice along the gable and the general proportions of this dwelling are characteristic of the Greek Revival period, the unique window of the gable end was undoubtedly modeled on a Gothic taste. The diamond-shaped vents that flank this window are echoed in the diamond pane that forms the apex of the double lancet window. The tall windows of the first floor are capped by stone lintels, while the side windows are of segmental arch form. The front porch, gabled dormer, and rear portion are all 20th-century additions to the structure.



735 N. Park Avenue  
c. 1894

William Kottelman (1840-1905) built this house as a rental property in 1894. (Although he died in 1905, the property remained in his name until 1921.) Mr. Kottelman was engaged in the furniture business, his store being located at 141-143 E. Washington Street.

This two-story house with cross gables features many characteristic decorative elements of the Stick Style, including the patterned shingles of its gable end, exposed rafter ends, cornerboards, and window surrounds with the typical "ears." The original wraparound porch, which was later enclosed, once had turned posts and a frieze with spindles and still retains its pedimented entry with sawtooth siding. Also of note is the diagonal cut at the southwest corner of the first floor, into which a window was set.



St. Stephen's Missionary Baptist Church  
(originally First United Brethren Church)  
739 N. Park Avenue  
1907 Rubush and Hunter, Architects

This building was built in 1907 as the First United Brethren Church, the fourth church to be erected by the United Brethren Congregation. In 1921-22 a fifth church was built at 704 N. Park Avenue. The building then served a number of different congregations including the Park Avenue Mission, and is currently in a state of disrepair. For a more complete history of the United Brethren Church, see 704 N. Park Avenue.

Two types of brick were used in the construction of the church: a glazed, rough-finished brick at the foundation, and a smooth glazed brick above the concrete watertable line. The basic gabled form of the nave of the church is offset by the front porch; rear, truncated tower; and the six-sided apse. The motif of the four-centered, pointed arch is repeated throughout the exterior in the door and window openings. Most of the original stained glass windows have been removed, leaving only those in the small, irregularly shaped lights at the top of the arched windows.



Canby-Depew House  
746 N. Park Avenue  
1874

Samuel Canby, a farmer in Center Township, erected this house in 1874, only to die two weeks after moving in. His wife Elizabeth Depew Canby and her sister, Nancy Depew, lived in the house until 1894. In that year, Dr. Richard J. Depew took up residence here after giving up his medical practice in St. Omer, Indiana, due to ill health. Following Dr. Depew's death in 1897, his wife Emma Ely remained in the house until her death in 1913.

Mrs. Richard Depew bequeathed \$50,000 from her estate to the City of Indianapolis for the erection of a memorial fountain to her husband in "some park or public place where all classes of people may enjoy it." The resulting fountain is now located in University Park. The original commission was given to famous sculptor Karl Bitter, who died before completing it. A. Stirling Calder, a renowned sculptor in his own right and father of Alexander Calder of "mobile" fame, then completed it in 1919.

As one of the finest brick, Italianate residences in Indianapolis, this house exhibits all the characteristic elements of the style, from its generous proportions to its decorative detailing. Below the wide roof overhang, which masks a low, hipped roof, are attic "eyebrow" windows. The heavy brackets once found between these windows can be seen on the typical three-sided bay window on the southside of the house. Also of note is the limestone block foundation underlying the original plan of the building. The neoclassical porch (probably added in the early 20th century) features fluted columns and block dentils.



812 N. Park Avenue  
1894

This one-story cottage with cross-gabled roof displays decorative elements of the Stick Style, including patterned shingles in its gable ends and a curved collar brace at its north gable. Of special note is the window set at the diagonal break in the rectangular plan, above which decorative brackets meet to echo the corner. A brick porch of 1920s vintage has recently been removed.

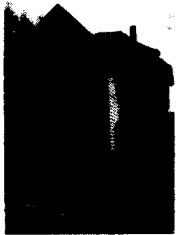
The house was built by William Kottelman in 1894 along with other speculative properties in the Chatham-Arch area. See 735 N. Park.



823 N. Park Avenue  
bet. 1860 and 1864

The house was probably built between 1860 and 1864 by Charles Gottlieb Teine, a drayman and shoemaker. Teine also built the brick house at 602 Arch Street on the same lot in the early 1860s. He then sold the property to Christian Hanover, a carriagemaker. It appears that Hanover and subsequent owners always rented this house to tenants.

The basic form of this small, one-and-one-half-story cottage indicates its early date; however, very little original, exterior building fabric remains. The structure is covered by asbestos siding, and all of its windows have lost their original trim. Remaining early elements include the simply shaped exposed rafter ends and the front door's transom light.



Jungclaus House  
831 N. Park Avenue  
1883-1884

William P. Jungclaus (1849-1923) was a general contractor in this city from 1871 until his death. In 1875 he formed a partnership with his brother-in-law, John A. Schumacher, which continued until 1895. Jungclaus and Schumacher moved their business to Park Street in 1883 and then erected two identical residences next door for their homes (831 and 833 North Park). Although Jungclaus only lived in this house for five years, moving to another house in the neighborhood on N. East Street in 1889, he continued to own this property until the year he died.

Jungclaus and Schumacher and the later William P. Jungclaus Company are responsible for the construction of numerous buildings around the city, including Merchants National Bank Building, Columbia Club, Indiana State Library, Murat Temple, L. S. Ayres Building, Indiana Theater, Circle Tower, and the Coca-Cola Building. Many of the buildings Jungclaus constructed were designed by his uncle, D. A. Bohlen, a prominent Indianapolis architect. The successor of this firm is still operating and has been located at 825 Massachusetts Avenue since 1900. (For more information on Jungclaus, see 726-28 N. East Street.)

Aluminum siding and new aluminum windows have eliminated much of the original character of this house. The only decorative features of the 1880s to remain are the simply curved braces at the gable end, the gableboard itself, and the peak ornament. The combination of gable roof at the front portion of the house and the hipped roof with dormer at the rear was a part of the desired asymmetrical composition.



Schumacher-Rudy House  
833 N. Park Avenue  
1883-84

John A. Schumacher (1847-1910), partner and brother-in-law of William P. Jungclaus, built this residence between 1883 and 1884. (See 831 N. Park.) Schumacher lived here until 1888 when he sold it to Richard B. Rudy, a well-known musician and bandmaster in the city until his death in 1928. He was employed by the Wulschner music house, the Carlin Music Company, and in later years taught and composed music. Mr. Rudy was largely responsible for organizing and directing the When Band of Indianapolis and the well-known Whiteland Band.

In plan the house was originally a duplicate of 831 N. Park, but over the years, alterations have oc-

curred so that this is not immediately evident. In the 1890s a two-story tower, with a pyramidal roof and windows at the diagonal cut of its corner, was added at the juncture of the L plan. The brick porch added circa 1920 further obscures the original appearance. The carved ends of the gableboard and the panels along the tower's cornice are among the few surviving 19th-century decorative elements.



837-839 N. Park Avenue  
bet. 1882 and 1887

This duplex was built by Robert D. and Henrietta Long between 1882 and 1887. Long was an undertaker and lived across the alley at 846 Broadway. (See this address for further biographical information on Long.) In 1887 a physician, Rolla W. Bulla, lived in the duplex.

The roof's double gables and partial hip lend an asymmetrical character to an otherwise symmetrical facade. Although asbestos shingles conceal wood siding, original decorative features of note remain, including the second floor's Italianate style projecting window caps supported by small, scrolled brackets. The brick front porch was probably added circa 1920.



841-843 N. Park Avenue  
1881

In 1881 William Kotteman built this double house and sold it the next year to Elizabeth Canby. (For information on Kotteman, see 735 N. Park.) Mrs. Canby, who lived at 746 North Park, rented the house to tenants. In 1887 Samuel and Charles Benedict were residents of the house. Charles worked as a carpenter.

The glory of this house is its Eastlake style front porch, which was not added until approximately 10 years after the construction of the residence. Its typical stylistic elements include the turned porch posts with fan brackets, the frieze of spindles, and the pediments of the side entranceways, which exhibit decoratively carved screens and narrow, vertical siding with patterned edging. The house itself displays an earlier taste for the Stick Style as seen in the flat, applied ornament along the cornice line, the corner boards and continuous vertical lines of the window surrounds, and the carved rafter ends along all four sides of the house.



Lowes House  
847 N. Park Avenue  
1881

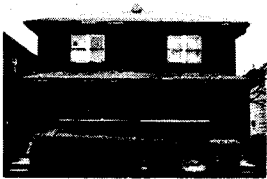
John S. Berryhill built this house in 1881 and sold it to Elizabeth Canby, who in turn sold it to her sister, Nancy Depew, the following year. Miss Depew and Mrs. Canby rented the house to tenants. In 1894 Ruth and John Lowes took possession of the house and resided in it until 1911, when they then sold it to Jerome J. Manchester.

John Lowes worked in various capacities while he lived at 847 N. Park Avenue: as a bookkeeper for Meridian National Bank, as a secretary for Crescent Loan and Investment Company, and later as a real estate agent. Dr. Jerome J. Manchester (1854-1931) was the oldest eye, ear, and nose specialist in



Indianapolis when he died. He practiced medicine in this city for four decades.

This large one-family house was built on the T-plan with cross gables. Although the existing, wrap-around porch was not original, it was probably built within 10 years of the house's construction date. It features turned porch posts and a pedimented entryway with sawtooth siding and flanking brackets. Asbestos siding may conceal Stick Style applied ornamentation. Carved diagonal braces remain at the gableboards, the ends of which are also carved, and the rafter ends are decoratively shaped.

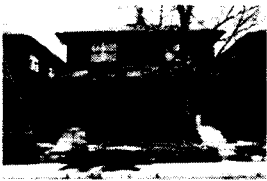


851-853 N. Park Avenue  
1924-25

This duplex and the two adjacent buildings were built around 1924 by James L. Mitchell (1868-1927), a prominent lawyer in the city and the son of a former Indianapolis Mayor, and Coleman Green, a grocer. Green acquired them in 1925 and rented the houses to tenants.

Prior to the construction of these duplexes, two dwellings dating to the late 1860s were located on the site. Both houses and lots were oriented toward 9th Street.

This type of brick, two-family house became a standard formula in Indianapolis in the 1920s and 1930s, the same plan being followed in countless examples. The facade is exactly symmetrical, with parallel side entrances to the north and south. The hipped roof with overhang is echoed at the front porch. Decorative detailing was spare but included such features as: the soldier courses of brick at the roofline, second floor line, and porch line; the diagonally placed bricks under the concrete capping element of the porch; and the vertical divisions of the lights of the doors and the upper sash of the windows.



855-857 N. Park Avenue  
1924-25

See 851-853 N. Park Avenue for both historical and architectural information.



Green's Market  
859-861 N. Park Avenue  
(also 605 E. 9th Street)  
1924-25

Like 851-53 and 855-57 N. Park, this building was built by James Mitchell and Coleman Green around 1924. Interestingly, Green's neighborhood grocery store was originally worked into the design scheme of the standard duplex plan when the structure was built. The large storefront window on Park was fit into the porch opening, and the entrance was oriented to the corner to benefit commercially from the site.

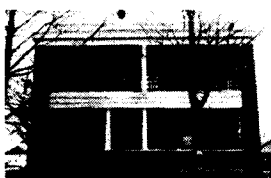
Green and his wife Rebecca lived here until 1948, at which time the store was closed. The original market sign proclaiming "Quality Service" is still in place on the 9th Street side.



910 N. Park Avenue  
c. 1894

This house was probably built in 1894 when its owner, Christian Hornberger, a carpenter, took out a substantial mortgage. Hornberger's own house at 530 E. 9th Street shared the lot with 910 N. Park Avenue. The two properties were subdivided around 1918.

The asymmetrical plan of this house is accented by the great variety in its roof forms. Two gables extend from the hipped roof over the main body of the house, and the side tower is capped by a pyramidal roof. When shingle-brick siding was put on the house, original window surrounds were removed — both actions resulting in a change in character. The brick, pillared porch dates to around 1920. Two original decorative features of note are the tower's finial and a terra-cotta chimney pot.



929-931 N. Park Avenue  
c. 1910

This duplex was constructed sometime between 1898 and 1913, displacing a one-story residence to the rear of the lot. The one-story house was built around 1870 by William C. Smock, county clerk and justice of the peace. Little is known about the existing building. Because of the span of years of its possible construction and the series of owners during this time, it could have been constructed by either Andrew and Lizzie B. Black, Mary E. Perkins, or Laura A. Brown.

The building houses two flats, one upstairs and one downstairs. Characteristic of buildings of its type in Indianapolis during the first decade of the 1900s, it exhibits a two-story, brick pillared porch that adds a three-dimensional quality. Door and window surrounds are derived from classical models, and a tall parapet wall on all sides masks a gently pitched hipped roof.



Hamilton House  
943 N. Park Avenue  
1871

Francis W. Hamilton (1833-1905) built this house around 1871 and continued to live here until his death. For the majority of his life, he was a civil servant. He began his career as a deputy in the office of his father, John W. Hamilton, the first Marion County Auditor (1840-1855). Francis Hamilton was later elected county auditor, member of the Board of Aldermen, and city councilman. After retirement from the public sector, he was engaged in the real estate business.

The surviving window surrounds are perhaps the most distinctive feature of this Italianate house. The segmental arch windows are placed in rectangular frames, with heavy raised moldings uniting the two forms. Under the wide overhang of the hipped roof, original, decorative brackets survive at the corners and the cornice banding displays recessed, octagonal panels. A bay window survives on the southside, but the original porch at the intersection of the L plan has been replaced.

## E. St. Clair Street



Fiscus House  
614 E. St. Clair Street  
1864

This brick cottage was built by Thomas Fiscus in 1864. Fiscus lived here until 1885, during which time he was listed in city directories both as a brickmason and as a policeman. His son, Charles Fiscus, played an important role in the development of the arts in Indianapolis. As a student in John Washington Love's Art School, he was instrumental in the organization of the "Bohé Club." The club was devoted to art study for a number of years and was the chief factor in the Art Association Exhibit of 1885.

The property was purchased in 1885 by members of the Wainwright family — Mary L., Georgia May, and John F. — who owned the property until 1902. The Wainwrights served as clerks in various stores in the city. In 1902 the property was purchased by William Moore for rental purposes.

This one-and-one-half-story brick cottage has a steep gable roof upon which the early wood shingles remain exposed. Contrasting with the first floor's rectangular windows, which extend down to the stone water table line, is a round arched window in the gable end. The double doors that exist at the front entrance were inserted at a later date, probably in the 1890s.



Dennett House  
618 E. St. Clair Street  
1864/c.1895

This house was built in 1864 by William M. Mitchell, a carriagemaker. After a year of residence in the house, he sold it to Beniville and Emily Gresh. Mr. Gresh, a musician, was a key figure in the cultural development of the city. He founded the Dance and Music Academy in 1860 which lasted for 30 years.

In 1869 the property was sold to John Dennett, a partner in Dennett, Wright & Co., carriage manufacturers. He lived at this address from 1873 until the 1920s and was probably responsible for the alterations to the structure circa 1895. During Dennett's ownership there was a time period (1877-1899) when the house was used as a rental property. In 1889 and 1890, George J. Marott was listed in the city directories as a resident. Marott was a self-made millionaire who built his fortune from a capital of \$167 invested in a shoe business. (See 623 E. St. Clair for further biographical information.)

As built, this one-story cottage followed one of the most popular plans of its day — an L plan with intersecting gables — and probably had spare decorative detailing. In the major exterior revamping of the 1890s, the cottage was brought up to date with fashionable elements from the Stick Style and "Queen Anne" period. These alterations included: the new window in the front facade with its upper sash bordered by small, square lights; the patterned shingles and pierced screen of the gables; the applied vertical and horizontal boards and the scalloped gable board; and the L porch, which replaced an earlier side porch.



\* NOW  
748 MASS AVE

619 E. St. Clair Street  
c. 1870

This cottage was built by Leonard Bodemiller around 1870. Mr. Bodemiller was a blacksmith who resided at 140 St. Mary's Street. It appears the cottage was built as a rental property.

Although asbestos shingle siding now covers this one-story, L-plan cottage, the original window surrounds with their decoratively carved side casings survive. The two doorways from the porch at the L are in their original locations.



620-622 E. St. Clair Street  
1926

This large frame duplex was built by John W. Stokes around 1926. Mr. Stokes, a pharmacist, lived nearby on North Street and used the building for rental income.

Characteristic of residences of its date, the double features paired windows with their upper sash divided by vertical mullions and two-story galleried porches, the first floor one having been enclosed at a later date.

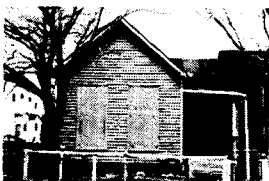


\* NOW 748 MASS AVE

623 E. St. Clair Street  
c. 1890

This house was built by George J. Marott for his brother, Joseph E. Marott, who lived at this address from 1890 to 1894. Both George and Joseph Marott were in the shoe business but maintained separate shops. George Marott became a self-made millionaire and was responsible for building the Marott Hotel at Fall Creek and Meridian. Subsequent owners and residents included a stenographer, a clerk, a salesman, and a gas station attendant.

Other than the asbestos shingle siding and the front porch (which dates to the early 20th century), this house has undergone very little change in its exterior appearance. The gabled, one-story section to the rear was built at the same time as the main two-story house. The decorative attic vent, exposed rafter ends, and the period window surrounds remain intact.



652 E. St. Clair Street  
c. 1868

This small frame cottage was built by a carpenter, Thompson Reynolds. Subsequent owners were John Dennett and George Marott, who rented the property to tenants. Later residents included Lewis Weisenburger, a traveling agent; William Gause, a clerk; and Alonzo and William Z. Goza, respectively baker and bartender.

The decoratively carved braces at the front gable end, the shaped rafter ends, and the corner boards comprise the spare, remaining ornament of this small cottage. Its present porch dates to the early 20th century.



656 E. St. Clair Street  
c. 1875

This cottage was built around 1875 as a rental property by James Twiname, a local contractor. A native of Aberdeen, Scotland, Twiname settled in Indianapolis after serving in the Civil War and later became president of the Indianapolis Builders Exchange. Subsequent owners included John Dennett and Willis B. Stewart. Little is known about residents except for John B. Welch, a clerk, who lived here for two years (1887-1888).

Like hundreds of small, balloon frame cottages built in Indianapolis in the 1870s, this one followed an L plan with cross gables. And like hundreds later covered with asbestos siding, the house has lost its original decorative detailing. Only the shaped ends of the exposed rafters remain.



823 Broadway, Arch Street facade  
IHPC photo, 1979, m/c

## E. Walnut Street

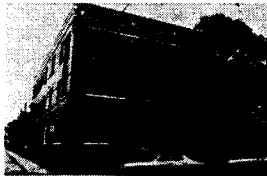


425 E. Walnut Street  
1902

George Mannfeld had this house built in 1902 as another of his rental properties. (Neighboring 628 and 632 N. East Street were built 12 years earlier by him in the same interest. For biographical information, see 628 N. East Street.) Following Mannfeld's death, the house passed to his son and daughter-in-law, William C. and Lorena Mannfeld, who owned the property for over 20 years. (See 632 N. East Street for biographical information on William Mannfeld.)

The tenants of this house changed frequently. For example, in the 13-year period between 1913 and 1925, there were seven successive families of tenants, including John C. Clark, a druggist, (tenancy: 1914-1916) and William Marquette, a veterinary surgeon, and his wife Etta (tenancy: 1918-1922).

Except for its enclosed back porch, this house remains as built in 1902. Basically a four-square building with hipped roof and a hipped roof dormer at both front and back, the unusual cutaway of the first floor provides an interesting porch and recessed entryway. The diamond panes of the dormer windows are echoed in the bevelled glass of the front doors sidelights; the transom lights are of stained glass executed in a beautiful geometric pattern. Also of note is the west facade's projecting stairway bay.

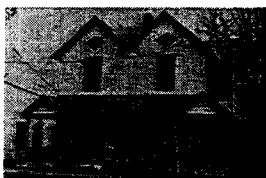


Aviary Apartments  
450 E. Walnut Street  
1911

After Dr. John P. Avery gave up his medical practice in 1872 because of a Civil War injury, he became involved in real estate. By 1911, his "extensive property interests" included the two lots at what was then 704 and 708 N. East Street. Dr. Avery replatted these two lots, subdividing them into four smaller lots, all with north-south orientation facing Walnut Street.

At the corner lot of Walnut and Cleveland Streets of that platting, Dr. Avery began construction of the apartment building in 1911. The six original apartments of The Aviary were made available in 1913. Dr. Avery and his wife, Julia V., lived in Apartment 1 until his death in 1918. In 1916, he had sold the building to his son, John L. Avery, who with his wife Anna and their two children, Mildred J. and John Plutarch, Jr., lived in Apartment 5 from 1914 until 1926.

The three-dimensional quality of the main facade is derived from the structure of the six porches to the sides of the central entry well. The exterior's primary material is brown, glazed brick, with window sills and the geometric trim on the facade in stone. The brick's accenting, horizontal lines are achieved by projecting soldier and header courses.



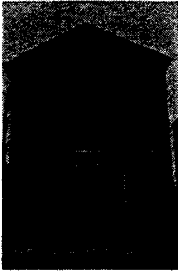
509-511 E. Walnut Street  
c. 1895

This two-family house was built around 1895 on the site of a stable. Little is known about the first decade of the building's history, but two later long-term tenants were: Thomas E. Boyd and his wife Mary, who resided at 509 between 1906 and 1914; and John E. Long, chief telephone operator with the Indianapolis Union Railway Company, who lived at 511 for 20 years (1907-1927).

Thomas E. Boyd (1849-1913), a lawyer, came to Indianapolis during the latter part of his life. For

over 30 years, he resided in Noblesville, Indiana, where he served as County Recorder for several years and represented Hamilton County in the State Legislature of 1885. He was a prominent leader of the Independent Order of Odd Fellows in the state and a Civil War veteran, having enlisted at the early age of 14.

Absolute symmetry is expressed in the facade of this double house. The two gables of the front meet the cross gable of the T plan in a flat roof, which is an unusual roof configuration. Aluminum siding may mask applied ornament of the period; however, the diamond windows of the gables were retained. The porch has probably lost much of its original character, and its columns have been truncated with the later addition of a bottom railing.



Sickles House  
514 E. Walnut Street  
1863

This house was moved to its present location in 1889 by William Walton Sickles. It had been built between 1862 and 1864 by Isaac Johnson and then faced East Street at the northeast corner of East and Walnut. The Reverend William Sickles, minister of First Presbyterian Church and father of William W., had purchased the house in 1864 and lived here with his family until his death circa 1870.

When the younger Sickles, who had inherited the property, decided to build a new house at this location, this 1860s house was moved to the back of the lot and turned to face Walnut. Until the time that their new house was completed (701 N. East, now demolished), William and Sophia Sickles and their five children resided here. Sickles (1831-1911) had broken with family tradition and withdrawn from the ministry to enter into the insurance business. After his and his wife's death, this house passed to their son Henry, who rented the house to tenants. In 1924, the house was converted to four apartments.

The composition siding and changes in windows affect some of the early character of this house. It was probably built in two stages before its move as indicated by the plan, the two different gable roofs, and the differing treatment of rafter ends. Early decorative features include the brackets along the cornices of the front and rear gables and the panels of the reveals of the recessed doorway.



517-521 E. Walnut Street  
1910

This commercial structure was probably built by Frank E. Brown, former president of the Brown Shoe Store Company, in 1910. As a dealer in real estate, Brown sold the property to James F. White while the building was still under construction.

In 1911, White, founder of the White Furniture Stores, rented half the building to the "Silent Evangelical Society," distributors, publishers, and printers of Bibles, mottoes, tracts, and books. The Society remained here until 1921. William M. Eastman and Claude J. Mick rented the other half of the building in 1914. Their firm, incorporated as the "Leader Speciality Company," dealt in plumbing supplies. Eastman and Mick remained here until 1931.

The brick commercial building exhibits stylistic features characteristic of its era, namely, the roof parapet, the recessed panels above the second floor windows, and the exposed steel lintel over the

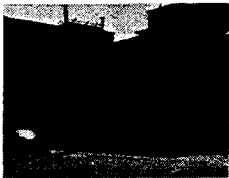
storefronts. The configuration of the storefronts was later changed with the bricked-in area below new windows.



525 E. Walnut Street  
c. 1900

This house was built by Charles A. Sudlow, president of the Inner-State Life Assurance Company, around 1900. He and his wife Nancy rented the house to a number of short-term tenants over the years, including Mr. and Mrs. Andrew (Stella E.) Zinkand, operators of a saloon at 2349 W. 10th Street, who lived here between 1915 and 1918.

The most interesting feature of this house is its porch, which is a classic example of an Eastlake porch to the point of the brick pillars of a 1920s - era rebuilding. The gabled entryway with its intricately carved screen, the spindles of the frieze, and the pierced fan brackets remain as testimony to the extended popularity of this stylistic feature to a comparatively late date in its architectural history. In contrast, the window surrounds at the front of the house are more in keeping with the 1900 construction date. Note the surviving terra-cotta chimney pot.



Real Silk Dye House, Building 4  
619 E. Walnut Street  
(also 631 N. Park Avenue)  
c. 1924

This structure was erected around 1924 as the dye house for Real Silk Hosiery Mills. (For more information on the Real Silk Mills, see 614-624 N. College Avenue.) Before 1922 there had been a row of houses on this site, facing Cincinnati Street, but the Textile Realty Corporation demolished them in order to offer a cleared site to the Real Silk Corporation for plant expansion.

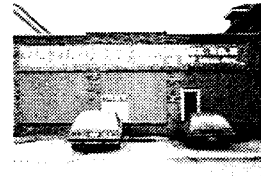
The two-story brick building repeats the same architectural themes established with the construction of 626-638 N. College in 1922, most notably the pilasters with stone caps. The original large windows on the north side have been walled-in with concrete block, but the original loading dock and entrance bay remain intact.



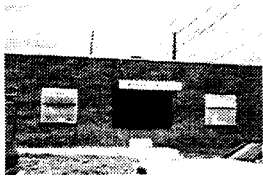
# NONHISTORIC BUILDINGS



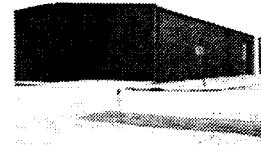
Park Avenue Church of Christ  
620 E. 10th Street



539 E. 11th Street



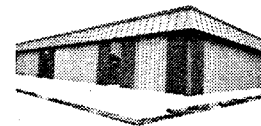
Sheet Metal Workers Local No. 41  
542 E. 11th Street  
1953



Frank E. Irish, Inc. Warehouse  
601 E. 11th Street



Frank E. Irish, Inc.  
Mechanical Contractors  
625 E. 11th Street



Paul R. Hosler, Inc.  
Air-Conditioning/Refrigeration  
1101 N. Central Avenue



708 N. Cincinnati Street



Loman Building  
720 N. College Avenue



Paul R. Wilson Company  
Accent Advertising Company, Inc.  
818 N. College Avenue



Trowel Trades Building No. 3  
620-622 N. East Street  
1950



631 N. East Street



801 N. East Street

Day Nursery Assoc. of Indianapolis  
855 N. East Street  
1970s



Riley Health Care Center  
901-903 N. East Street



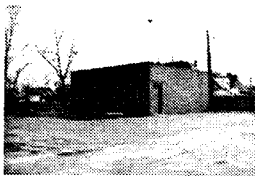
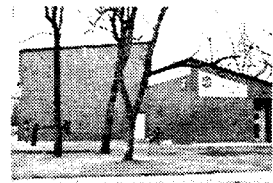
A. P. & S. Company, Inc.  
919 N. East Street

Tway Company, Inc.  
602 N. Park Avenue



Aaron York's  
Air Conditioning & Heating Company  
612 N. Park Avenue

The Salvation Army  
Red Shield Community Center  
720 N. Park Avenue  
1970s



Automotive Paint & Supply Warehouse  
926 N. Park Avenue  
1970s

## **V. DATA INVENTORY**

## A. PHYSICAL CHARACTERISTICS

### 1. EXTERIOR BUILDING CONDITIONS

As in other residential areas in Center Township during the last three decades, there has been a considerable disinvestment in the Chatham-Arch district. This factor has contributed to the marginal maintenance that buildings have received.

Chatham-Arch contains 186 buildings. Of these, eight percent (14) are in excellent condition, 30 percent (56) are in good condition, 56 percent (104) are in fair condition, and six percent (12) are in poor condition.

The criteria used in this evaluation, which was conducted by the consultant in the spring of 1981, are as follows:

1. Excellent: Recently constructed or rehabilitated
2. Good: Adequate for its use, or could be made so with minor maintenance or repairs
3. Fair: Lack of maintenance resulting in slight deterioration of the building; structurally stable yet requiring considerable repair
4. Poor: Structure deteriorated, requiring substantial structural repair and/or replacement.

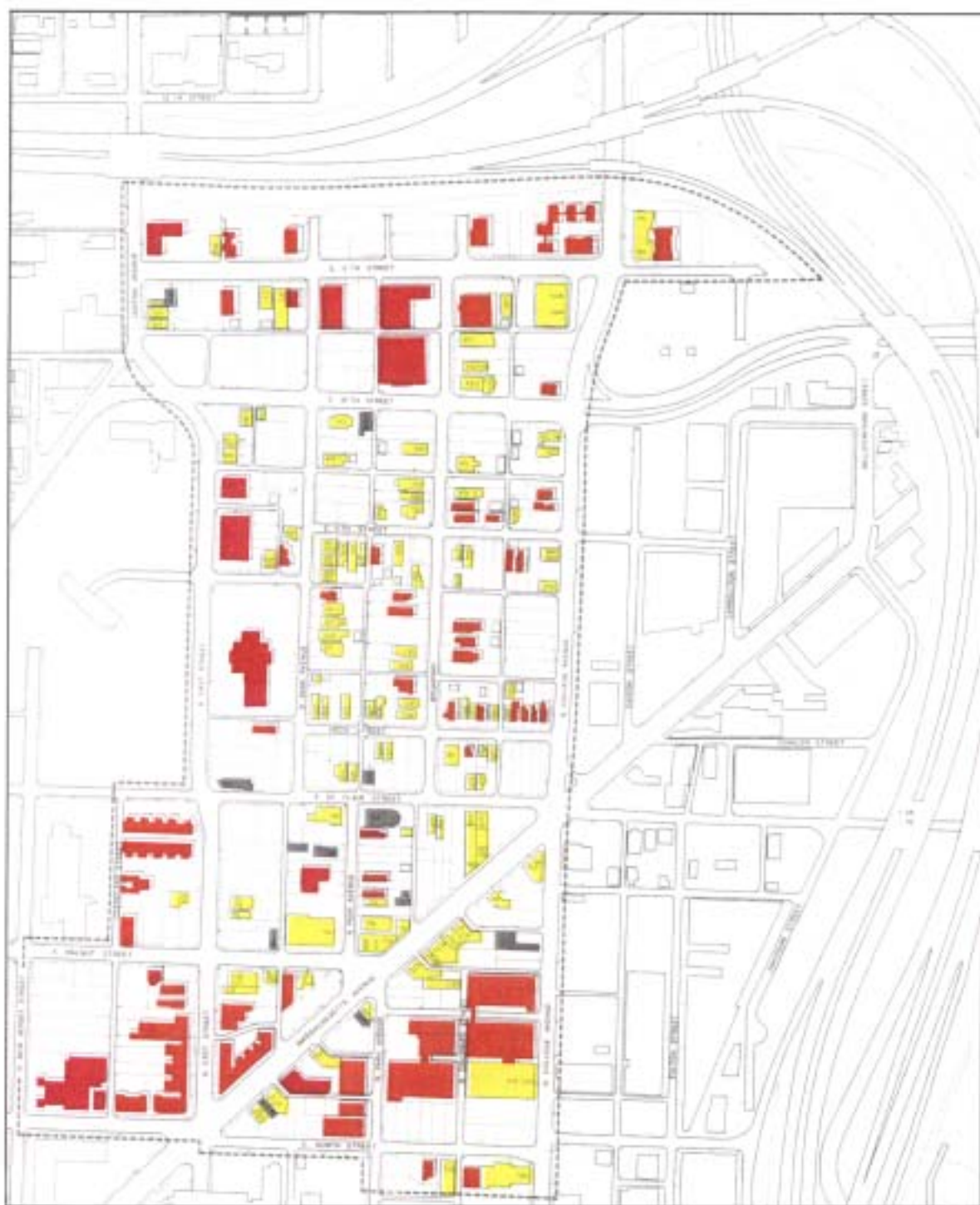
The buildings in the Chatham-Arch area in general can be considered moderately deteriorated, but still structurally sound.

As can be seen from the map on page 98, there is no one block or section of the district nor building type that is more greatly deteriorated than any other. The degree of decay seems to be somewhat uniform throughout the district.

A number of residences are currently undergoing rehabilitation. Since this trend will probably continue, it is anticipated that these figures on building conditions will change significantly in the next five years.

### 2. HOUSING

Chatham-Arch and the surrounding area has been designated as one of the principal residential development areas within the Regional Center. Due to its proximity to the central city, historically this area has always been residential with commercial operations established along the major arterial of Massachusetts Avenue. In the early 20th century, industrial development took place in an area formerly residential. In recent years, the entire area has declined rapidly. Since 1969, 121 housing structures have been demolished. Of these 121, 40 percent were duplexes and three percent were multifamily structures. This represents an astounding decrease of almost 50 percent in the housing stock in a 10-year period.



## CHATHAM ARCH HISTORIC DISTRICT

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

BUILDING CONDITIONS



Clutham Arch Historic District Plan prepared by Perry Associates, Architects with the Indianapolis Historic Preservation Commission Staff

A 1980 report entitled "Existing Downtown Housing," prepared by the City's Division of Planning and Zoning, gives the following statistics for the Chatham-Arch\* area:

Type	No. of Structures	No. of Units
Single Family	65	65
Two Family	18	36
Multifamily	41	479
TOTALS	124	580

Since the completion of this study, three additional multifamily structures have been demolished. (See Section V-B-1.)

The majority of existing dwellings are single-family houses, and the major portion of the multifamily dwellings have less than 10 units each. The larger multifamily structures are located on, or near, a major street, such as Massachusetts or College Avenues. There are also a large number of single-family dwellings that were converted to multifamily structures during the past 70 years. Recent rehabilitation efforts indicate a trend towards reverting these structures to single-family use. While this trend will result in a reduction in the number of housing units available, it will also upgrade the quality of the dwelling units.

### 3. COMMERCE

The majority of commercial buildings within Chatham-Arch front on Massachusetts Avenue. Another "pocket" of commercial activity is located at 11th and College with three of the corner lots occupied by a commercial structure, the most prominent being the Bushmann Bldg. Massachusetts originally developed as a mixed use corridor with housing and commercial activities, as well as some "home industries," e.g., cigar manufacturing. The housing was gradually replaced by commercial structures, with the greatest wave of new building taking place in between 1875 and 1900. Since 1930 when the last structure was built, the only construction activity taking place along the Avenue has been in the form of demolitions. Of the 27 structures existing in 1969 along the two-block stretch of Massachusetts, only 19 remain.

The commercial activities along the Avenue have declined even more rapidly. Currently there are six businesses that could be classified as retail; three bars, one social service agency, and three industrially-oriented activities. The remainder of the storefronts are either vacant or serve as storage for adjacent businesses. Of the retail establishments, two actually serve the adjacent neighborhood — the Triangle Market and the Lucky Find Market. The three taverns also serve the neighborhood.

\*Note: The area reported is slightly smaller than the historic area encompassed by this plan.

#### 4. INDUSTRY

The major industrial area in Chatham-Arch is the former Real Silk Hosiery Mills complex. Built between 1919 and 1929, the six buildings replaced several blocks of housing. In recent years, the buildings have been converted to a Printing Arts Center, and the majority of firms located in the building provide services in the printing field. Other industrial activities include: the Custom Coating Company, 748-750 Massachusetts Avenue and 633 E. St. Clair Street; Ray and Schumaker Tool and Engineering Corporation, 517 E. Walnut Street; the Coomer Roofing Company, 713-721 Massachusetts Avenue; and Models, Inc. and Pace Fabricating, 625 N. East Street.

According to the "Regional Center Plan: Preliminary Information Summary" released by the Department of Metropolitan Development in May 1980, the area of the district south of Massachusetts Avenue has been identified as part of one of the 11 major employment areas within the Regional Center. The type of employment specified is "services/manufacturing, non-durable."

#### 5. EXISTING LAND USE

Land-use patterns are clearly defined. Commercial and industrial uses are found on the perimeters of the area, while residential and institutional uses occur in the heart of the district. Massachusetts Avenue has served as a mixed use "Main Street."

The following tabulation is based on the number of parcels rather than a percentage of acreage.

	No. of Parcels	Percentage of Parcels
Residential	123	32%
Commercial	14	4%
Residential over Commercial	4	1%
Industrial	33	9%
Institutional	14	4%
Parking	62	16%
Vacant	148	39%

Note: Actual number of parcels is 381; however, 17 parcels (five percent) have two uses, resulting in a larger total number in the survey. Similarly, the percentages add up to more than 100 percent.

In summary 45 percent of the total area is developed, 39 percent of the land is undeveloped, and 16 percent is devoted to parking. Approximately one-third of the parcels now support a residential use. See the map on page 101 for a graphic representation of these figures and the patterns of land use.





## 6. EXISTING ZONING

The City of Indianapolis adopted standardized zoning in 1922, which was later updated in the 1960s. The present zoning pattern does not conform to the residential propensities and uses in Chatham-Arch. The zoning applied to residential areas was designed to attract various types of commercial and industrial development and contributed to the instability of urban neighborhoods. The success of Chatham-Arch as a historic area and as an economically viable, developing district will be substantially hindered by allowing current zoning to prevail.

A significant portion of the historic residential area is currently zoned commercial. A strip along College Avenue north of Massachusetts Avenue is zoned C-1; both sides of 11th Street are zoned C-4; and a zigzagging boundary north of Massachusetts Avenue encompasses housing on Walnut, Park and St. Clair within a C-4 classification. (See map on page 103.) Residential use patterns in these commercially zoned areas have generally remained constant. However, the majority of the remaining residential area is zoned D-10, which permits only high-density development. This zoning would not permit further development or improvements that are in keeping with the prevailing single-family use, unless variances were granted.

The area in commercial usage is zoned C-1, C-4, and I-3-U. In addition to those areas outlined under commercial zoning in the preceding paragraph, the southwest corner of the historic area — bounded by E. Walnut Street, N. East Street, E. North Street, and N. New Jersey Street — is part of a large parcel zoned C-S, which permits a planned unit development. This area was identified in the late 1950s by the City as part of "Project H," now approaching realization in the form of Renaissance Place, a low-rise residential complex. The south side of Massachusetts Avenue, although primarily commercial in use, is part of the area zoned I-3-U. While this zoning is appropriate for the Real Silk complex and other buildings within the district north of North Street, there are 17 historic buildings within this area that are not industrial in use. The future of these buildings is clouded by a current zoning that attracts uses that are not compatible.

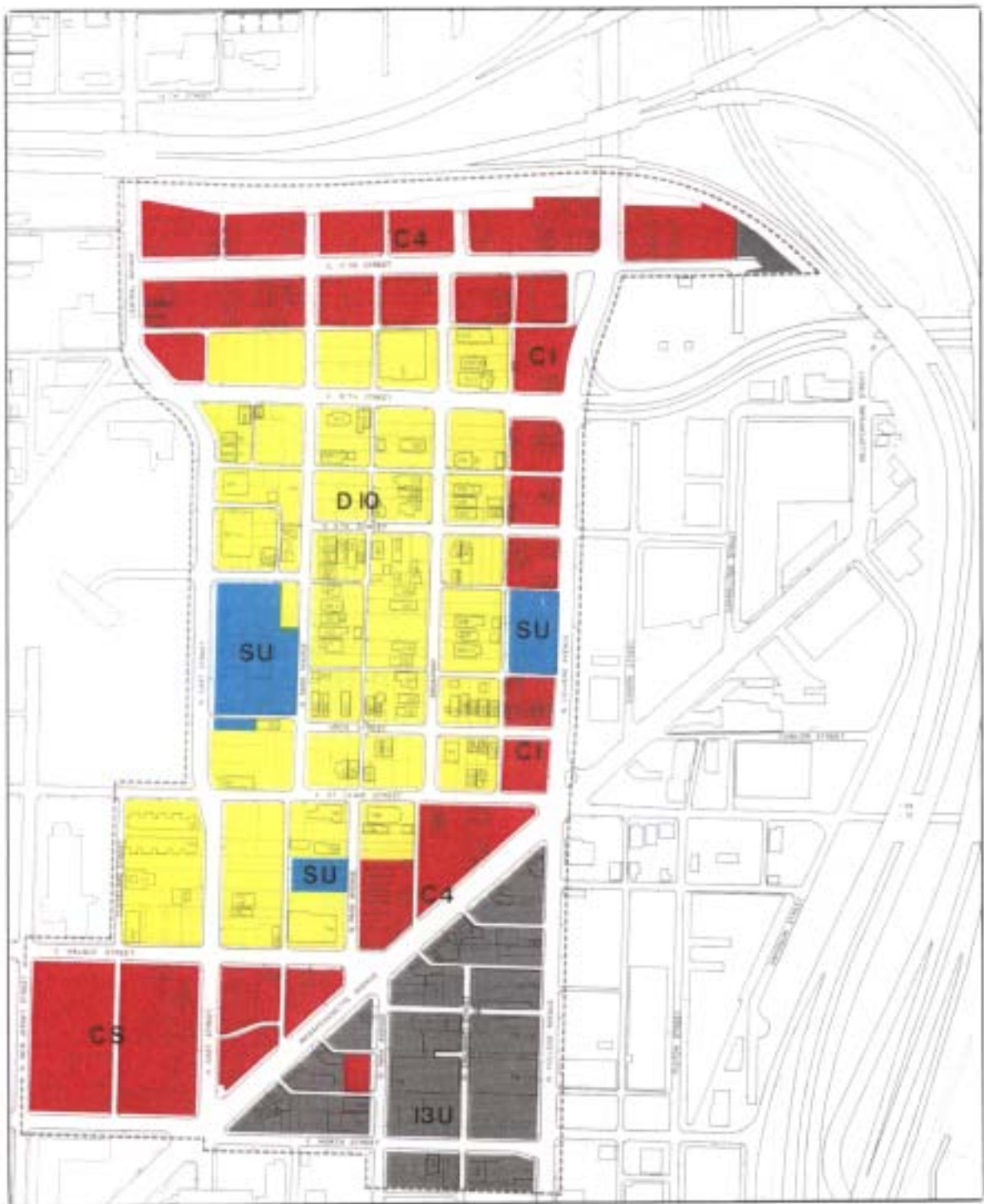
A summary of existing zoning classifications, as cited in the "1980 Zoning District Synopsis" published by the City's Department of Metropolitan Development, follows.

### a. D-10

- Central and inner-city locations for high-density multifamily uses. In most cases, the D-10 district will represent a renewal re-use.

<u>No. of Stories</u>	<u>FAR*</u>	<u>Typical Density</u>
1-3	0.60	20-26
4-5	0.80	27-35
6-11	1.50	50-65
12-23	3.00	100-130
24+	3.20	110-140

\*Note: Floor area ratio (FAR) is defined as the total floor area of all stories of all buildings within the project divided by the land area.



# CHATHAM ARCH HISTORIC DISTRICT

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION



LEGEND

Residential	D10
Commercial	C1 C4 C8 C10
Industrial	I3U
Special Use	SU7 SU9 SU18 SU38

Chatham Arch Historic District Plan prepared by Perry Associates, Architects with the Indianapolis Historic Preservation Commission Staff

Minimum frontage: 100 ft.  
Minimum side and rear yards: 20 ft.  
Maximum height: unlimited

b. C-4 — Community-Regional Commercial District

- Permits major business groupings and regional shopping centers
- Permits most C-1 and C-3 uses as well as department and discount department stores
- Limited outdoor activities permitted
- Heavy traffic generators require excellent thoroughfare access
- Minimum frontage: 25 feet
- Maximum height: 65 feet building height maximum; provided, however, that within 200 feet of a residential district, the maximum height shall be 35 feet
- Yards: Side — 0 feet  
Rear — 0 feet  
20-foot setback (side or rear) where adjacent to a residential district.

c. C-1 — Office Buffer District

- Exclusive office district (including certain public and semi-public uses)
- Used as transitional use or buffer between residential uses and more intense commercial uses
- Also located along certain thoroughfares as a transition from residential to non-residential use
- Minimum frontage: 25 feet
- Maximum height: 50 feet
- Yards: Side — 8 feet  
Rear — 10 feet  
15-foot setback (side or rear) where adjacent to a residential district.

d. C-S — Special Commercial District

- Permits combination of uses, commercial and noncommercial, in a planned complex
- Intended to encourage greater creativity in land planning, superior site and structural design and development
- Minimum required Development Standards same as C-2 regulations
- Requires Development Commission approval of plans.

e. I-3-U — Medium Industrial Urban District

- Intermediate district located away from residential areas and buffered by lighter industrial districts
- Permits I-3-U uses, I-2-U uses, and some I-4-U uses (as accessory or incidental uses not exceeding 25% of the gross floor area) subject to I-3-U standards
- Entirely enclosed operations if within 300 feet of a residential district boundary
- Outside storage — not to exceed 50% of gross floor area and completely screened if within 300 feet of a residential district boundary
- Maximum height: 50 feet maximum building height if within 300 feet of a residential district boundary
- Minimum frontage: 35 feet
- Yards: Transitional:  
Side: 10 feet 40 feet  
Rear: 10 feet 40 feet

#### f. Special Uses

SU-9, "Buildings and Grounds Used by Any Department of Town, City, Township, County, State or Federal Government": Zoning for bus storage by the Indianapolis Public Schools was permitted to extend west of College Avenue into the residential area, in addition to the area east of College Avenue.

SU-18, "Light and Power Substations": The distribution center of Indianapolis Power and Light is a visually interruptive pattern of transformers, cables and poles. These poles, which are higher than large street trees, extend into the neighborhood.

SU-7, "Charitable and Philanthropic Institutions": Permitted the construction of a child day care facility, an asset to the neighborhood; however, it eliminated 26 units of housing.

SU-38, "Community Center": Permitted construction of a modern concrete block building for the Salvation Army. Although it provides a community center for the neighborhood, the building is not compatible with the historic housing on this residential block.

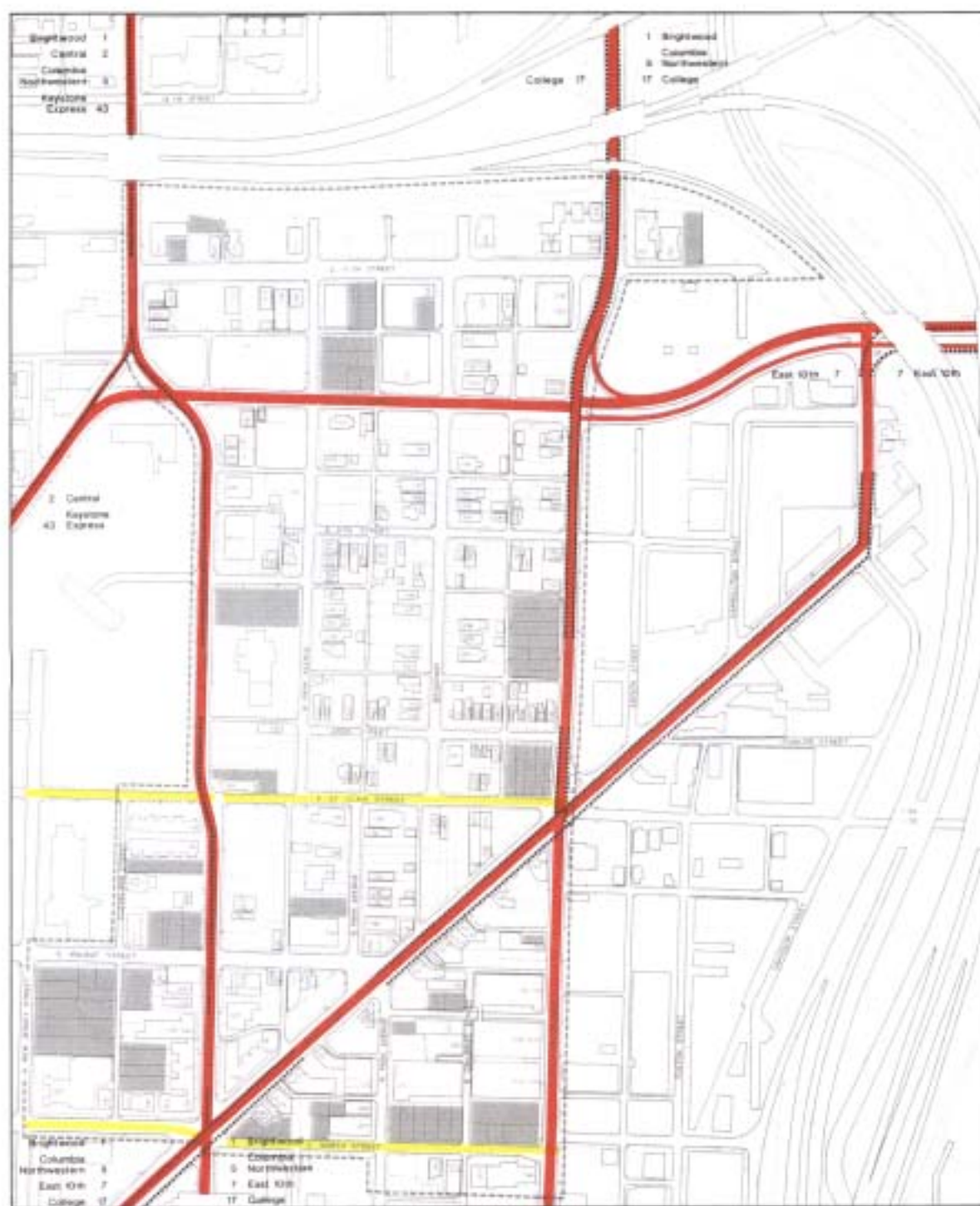
### 7. TRANSPORTATION

#### a. Thoroughfares

Interstates 65 and 70 are located to the immediate north and east of Chatham-Arch. They do not functionally interchange with any surface streets in the district.

Based on the existing functional classification system of streets in Indianapolis, College Avenue, Central Avenue, East Street, 10th Street, and Massachusetts Avenue are all classified as "secondary arterials." According to this classification, these routes serve a higher percentage of short trips than do primary arterials. However, they carry significant traffic volumes and are needed to provide route continuity. Central, East, and College are one-way streets. The two other main streets of the Chatham-Arch area — North and St. Clair Streets — are classified as "local streets" within the bounds of the district.

The Marion County Thoroughfare Plan was first adopted in 1953 and has been revised periodically through minor amendments since that time. Its last major update was done in 1977. This plan, which reflects long-range transportation planning on a countywide basis, classifies 10th Street as a primary arterial and recommends a four-lane, divided road and 100-foot-wide right-of-way. The section of 10th Street between Central and College Avenues is recommended for implementation between 1989 and 1994. Currently a consulting study through the City's Department of Transportation is under way to determine the feasibility of this street widening project for the sections between West Street and College Avenue. A number of alternative alignments will be evaluated. (Conclusions from this study are not anticipated until several months following the printing date of this plan.) Implementation of the Thoroughfare Plan's recommendations could necessitate the removal of historic buildings along 10th Street and could hinder intradistrict pedestrian travel.



# CHATHAM ARCH HISTORIC DISTRICT

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

## EXISTING STREETS & PARKING



- Primary Thoroughfare
- Secondary Thoroughfare
- Collector Street
- Parking
- Bus Routes

Chatham Arch Historic District Plan prepared by Perry Associates, Architects with the Indianapolis Historic Preservation Commission Staff

The Thoroughfare Plan also classifies College and Central Avenues and East and North Streets as primary arterials rather than secondary arterials. The recommended rights-of-way associated with these streets are being upgraded from 60 to 80 feet wide for: North Street between East Street and Interstate 65/70; College Avenue between Michigan Street and Massachusetts Avenue; and East Street between North Street and 10th Street. Although there are no planned improvements anticipated by the year 2000 for these street segments, the recommended rights-of-way are intended to protect or reserve the land area necessary to make future improvements if they become necessary.

Massachusetts was one of the four radiating diagonals incorporated into the plan for the new town of Indianapolis in the 1820s. All four avenues once served as primary streets along which the city expanded. Interurban street car lines traversed these avenues, and later, the avenues linked city streets with national highways. Massachusetts Avenue's significance was reduced by several actions over the years. The elimination of six-way intersections on primary thoroughfares, the construction of the interstate on the east, and the erection of Indiana National Bank on the west have all reduced the viability of the street. Massachusetts Avenue now functions and is recognized as a low-volume collector street, which links the district to downtown. Buses, cars, pedestrians, and bicycles all use this corridor.

There is a network of neighborhood streets in a random grid pattern which provides neighborhood access. Tiny residential streets — Arch, Mary, 9th and Cleveland — lead into the larger avenues — Broadway, Park, Walnut, St. Clair, and 11th. Park and Walnut focus neighborhood movement onto Chatham Square at Massachusetts Avenue.

#### b. Parking

Of the approximately 16 percent of the parcels used for hard-surfaced parking lots, most serve the commercial and institutional community. These lots are located largely outside of the residential portion of the area, toward downtown.

Off-street parking in the residential area serves the churches and Day Care Center. Most residences have alley access to on-site, off street parking. However, it is unimproved without pavement or shelter. The multifamily buildings have insufficient off-street parking. Few garages exist, although space is available. The majority of residents utilize curbside parking, where available.

#### c. Public Transportation

Six public transit routes pass through and around the district on College Avenue, East Street, and Massachusetts Avenue. (See map on page 106.) The Metro bus lines enable residents to reach a complete range of urban and suburban destinations. Residents can easily ride to downtown, I. U. Medical Center, Glendale, Keystone-at-the-Crossing, Lafayette Square, Tech High School, employment, services, and recreation. Seventy percent of the bus lines that serve Chatham-Arch stop at Chatham Square. All residents live within one-and-one-half blocks of a bus stop.



## B. SOCIOECONOMIC CHARACTERISTICS

The 1980 census has not yet been released in its entirety; therefore, much of the following information on the social and economic characteristics of Chatham-Arch residents is extracted from research completed by Dr. John Liell of the IUPUI School of Sociology. His study was conducted over a three-year period (1979-1982) for the Division of Planning and Zoning, Department of Metropolitan Development, and Historic Landmarks Foundation of Indiana. (At the time this plan was prepared for printing, Dr. Liell's report was still in draft form.) The "Study of Chatham-Arch" was designed as an inventory of factual information concerning the neighborhood which would aid in developing policy, programs, and projects suitable for the revitalization of this neighborhood. The Division of Planning and Zoning hopes to have the report in print by June 1982.

An initial field survey ("Social Survey of the Chatham-Arch Conservation District") was conducted in 1979-80 by interviewing area residents. The land area encompassed by the survey is smaller than that covered in the plan, the National Register boundaries having been more restricted. However, because much of the land added by the plan is vacant, or in commercial use, the social statistics gathered by Liell should still be reasonably accurate. His material collected covers a broad range of topics, from levels of education to building conditions. However, only data pertinent to population, income and employment, and education will be cited here.

### 1. POPULATION

The figures for population that follow are estimates based on the interpretation of information from the following sources:

- "1980 Preliminary Population Count for Census Tract 3542" (roughly the northeast quadrant of the Regional Center), released by the U.S. Bureau of the Census.
- "Regional Center Population Estimates" from the Regional Center Plan: Preliminary Information Summary, Department of Metropolitan Development, May 1980.

Because approximately 50 percent of the housing stock has been demolished since 1969, the 1970 census information cannot be considered adequate for the present day and can only be used as a point of reference. Comparisons also have to be prepared carefully, since portions of three census tracts and one entire tract from the 1970 census were combined to create the 1980 census tract number 3542.

Calculations based on information from the cited sources reveal a current population of approximately 650. Liell, who determined a similar figure, compared the population with block data from the 1970 and 1960 censuses and concluded that the population has declined by 61 percent since 1970 and 70 percent since 1960. When compared with the rates for Center Township — a loss of 24 percent population since 1970 and 37 percent since 1960 — there

is an indication that Chatham-Arch has lost population at a rate double that of its township. The dramatic difference in population may be attributed to a number of factors, the two most relevant being: 1) the demolition of the housing stock, and 2) the construction of the interstate highways.

Racially Chatham-Arch has a higher percentage of white population than Center Township as a whole. However, historically the white population has been considerably larger proportionately than it is today. The following table, based on data from the Liell report, illustrates the racial makeup of Chatham-Arch and Center Township from 1960 to 1980.

	CHATHAM-ARCH		CENTER TOWNSHIP	
	% of white population	% of black population	% of white population	% of black population
1960	92	8	73	27
1970	94	6	61	39
1980	62	38	58	42

The change in the racial makeup of the population is probably due to: 1) the abandonment of the area by whites for other neighborhoods, and 2) the influx of the black population due to a general shortage of low-cost housing in other areas. It is interesting to note that the average age of the white population is 40 years as compared to 24 years for the black population.

According to the Liell study, the population of Chatham-Arch comprises approximately 320 households. A household is defined as a group of people occupying living quarters with a separate private entrance and with private kitchen facilities. Of these households, only 13 percent are owner-occupied (approximately 40 units of housing). The remainder are rental units. When compared with the number of housing units cited in V-A-2, there appears to be a high rate of vacancy.

Research through the Polk city directories for Indianapolis indicates that for the 10-year period from 1971 to 1980, only 23 percent of the residents have maintained the same address. The high rate of turnover is supported by the Liell study. The following table indicates the duration of residency by tenancy.

	% of Total Households	% of Owner-Occupied Households	Rental Households
Longest term residents (between 1920 & 1/73)	26	60	21
Long-term residents (2/73 to 11/77)	26	10	29
Recent residents (12/77 to 4/79)	24	12	26
Most recent residents (5/79 to 3/80)	24	19	25

Studies of 12 central city Indianapolis neighborhoods, conducted by the Institute of Social Research at Indiana University, Bloomington, indicated an



overall average of 10-year residency for persons in those neighborhoods. This appears to be slightly higher than the average for Chatham-Arch, since, according to Liell, 74 percent of the 1980 population has only resided in the neighborhood for seven years or less.

## 2. INCOME AND EMPLOYMENT

The Liell survey revealed an average income of less than \$5,000 for Chatham-Arch residents. The following table shows the distribution of "before tax" income among the Chatham-Arch households (as adapted from "Study of Chatham").

<u>Income in Dollars</u>	<u>Percentage of Population</u>
\$8,000 or less	60
\$5,000 to \$15,000	26
\$15,000 to \$25,000	7
\$25,000 and up	2
Declined to respond	3
Did not know	2
TOTAL	100%

The "Study of Chatham-Arch" revealed that only 36 percent of the area's population considered itself in the work force (defined as those who are employed, and those who are unemployed, seeking a job, and willing to work). The rate of unemployment for those in the work force was 21 percent as of early 1980. Of those not in the work force (64 percent), 47 percent are 17 years old or younger; 11 percent are disabled under 65 years of age; and 22 percent are retired.

## 3. EDUCATION

The level of education among the adult residents of Chatham-Arch is not high. According to the Liell survey, 44 percent of the population has a grade school education or less; 21 percent are high school graduates; two percent are college graduates; and one percent have done post-graduate work. The average resident of Chatham-Arch has 10 years of schooling.

The following table (adapted from Liell's study) reveals the level of education in relation to race. The black population is slightly better educated than the white (10.1-year average as compared to 9.9).

<u>Highest Level of Education Attained</u>	<u>% of Black Population</u>	<u>% of White Population</u>	<u>% of Total Population</u>
Grade School or less	39	47	44
Some High School	28	26	27
High School Graduate	26	18	26
Some College	5	5	5
College Graduate	1	2	1
TOTALS	100%	100%	100%

In addition the Liell report revealed that approximately 50 percent of the women have not gone beyond grade school in contrast to 36 percent of the men. Men completed an average of 11.3 years of school, where the average for women is 9.5 years.

#### 4. PUBLIC SERVICES

Chatham-Arch is fortunate to have either within its district boundaries or within close walking distance most of the public services offered in the central part of the city. The area's proximity to amenities contributes greatly to the vitality of this urban neighborhood. Residents can take advantage of a wide spectrum of services without dependence upon the automobile.

The area's schools include Public School No. 2 (Benjamin Harrison Elementary School), which borders the historic area on the west, and Arsenal Technical High School, located on the near Eastside. Public School No. 2 is within walking distance of all children who reside in Chatham-Arch. Because the figures on the make-up of its racial integration are so close to the standards now trying to be achieved by the Indianapolis Public School System, busing in the Fall of 1981 was avoided and the school has maintained its neighborhood character. For preschool children in Chatham-Arch, the Indianapolis Day Nursery, located within the district on East Street, provides day care. The informal education of neighborhood residents is fostered by the proximity of the main branch of the Indianapolis/Marion County Public Library on St. Clair Street. This community service not only functions as a lending library and major resource, but it also offers children's programs, free films, and public lectures.

The nearby English Foundation Building, 615 N. Alabama Street, houses 28 social agencies providing assistance in such concerns as legal services and consumer credit. The Salvation Army headquarters at Alabama and Michigan Streets offers counseling and youth activity programs, while their Community Center at 720 N. Park Avenue provides similar functions within the bounds of the district. The offices of Catholic Social Services are located at 623 E. North Street. Two neighborhood health centers — People's Health Care Center, 2340 E. 10th Street, and Citizen's Multi-Service Center, 501 E. 17th Street — are within a short bus ride from the area. The office of the Riley Area Revitalization Program, Inc., which encompasses Chatham-Arch within its boundaries, is located at 845 Massachusetts Avenue. (For more information on this program, see Section IX-B.)

Neighborhood residents are close to several governmental offices. The office of the Center Township Trustee is located at 863 Massachusetts Avenue. The nearby Federal Building at 575 N. Pennsylvania Street consolidates many local offices of the United States government, including the Internal Revenue Service, while the City/County Building downtown is a short bus ride away.

Seven functioning churches are located within the district: Zion Evangelical United Church of Christ, 601 N. New Jersey; the Allen Chapel of the African Methodist Episcopal Church, 629 E. 11th Street; the Park Avenue Church of Christ on 10th Street; Allen Cathedral Bible Church, 704 N. Park; St. Stephen's Missionary Baptist Church, 739 N. Park; Grace Missionary Baptist Church, 1017 Broadway; and the Christian Spiritual Church, 1115 N. College. Another six churches are located in the immediate vicinity.

Chatham-Arch residents can easily take advantage of the wide range of shopping opportunities located downtown. The closest large department store is Sears-Roebuck at 333 N. Alabama Street. Two small grocery stores are located within the bounds of the district, while the City Market, source of fresh produce, meats and fish, bakery goods, and specialty items, is a short bus ride away. No major supermarket is located within the vicinity. Several main and branch banks and savings-and-loan institutions are located nearby, the closest being the recently constructed branch office of Indiana National Bank at the corner of Delaware and North Streets.

While at present there are no outdoor recreation areas or parks within the neighborhood, the World War Memorial Plaza and University Park along Meridian Street from St. Clair Street south to Ohio does serve the area. In addition to informal or passive recreation here, numerous concerts and events are held throughout the year. The nearby Murat Temple and Athenaeum all offer opportunities for entertainment and special events, while the full range of activities provided downtown are within reach.

The district is adequately served by all public utilities and services — gas, electricity, water, and sewer.

## 5. FINANCIAL ASSISTANCE PROGRAMS

Excessive housing speculation and the resulting problems of displacement have, to date, had little effect on the residential composition of Chatham-Arch. Renovation activities have begun on a gradual basis, with minimal effect upon housing costs. The Indianapolis Historic Preservation Commission opposes the displacement of long-term residents and businesses from historic districts. At the same time the Commission recognizes that changes in ownership patterns are likely to occur, particularly among rental properties. A policy of encouraging a gradual mix of new and existing residents would give Chatham-Arch the flexibility necessary to grow and yet maintain its distinctive character.

Displacement need not be an ultimate consequence of revitalization. Programs exist at all levels of government and within the private sector to help low-to-moderate-income persons with housing, through counseling, loan and mortgage programs, and rental assistance. Many of these programs are outlined below. (Readers should be advised that not all the programs are available at the date of publication of the plan; however, changes in program policy and funding may make them available in the future. Check with the administering agency indicated.)

### a. Preservation Programs

#### 1. Grants-in-Aid

The U.S. Department of the Interior awards grants-in-aid involving historic preservation projects. There are two types of grants, both on a 50/50 match basis, and they are administered locally through the State Historic Preservation Office of the Indiana Department of Natural Resources. The offices are located in the Indiana State Museum, 202 N. Alabama Street, Indianapolis.

Survey and Planning Grants: These funds are used to identify, evaluate, and nominate properties to the National Register of Historic Places. In addition, these funds are used to prepare and update the State's programs, draft development project plans and specifications, and other expenses related to the program. Applicants can be public and private organizations and nonfederal units of government.

Acquisition and Development Grants: These funds are used to protect and preserve historic properties. They can be used for the acquisition of properties listed in the National Register of Historic Places, and for restoration, rehabilitation, or preservation construction activities on properties listed in the National Register. Those applying for grants can be individuals, public and private organizations, or nonfederal units of government.

## 2. National Historic Preservation Fund

This fund is sponsored by the National Trust for Historic Preservation, a semi-public corporation chartered by Congress. It provides low-interest loans to nonprofit or public member organizations to help them establish a revolving fund for improving properties listed on the National Register.

## 3. Inner City Ventures Fund

This program was established in 1981 by the National Trust for Historic Preservation. It is a cooperative program requiring additional local funding from various sources. The program will provide grants and low-interest loans to community organizations to allow them to aid their neighborhood's low- and moderate -income residents, especially minorities, while undertaking rehabilitation projects. Project areas must be listed, or determined eligible for inclusion, in the National Register. The fund is administered by the National Trust's neighborhood conservation program, a part of the Trust's Office of Preservation Services.

## 4. Consultant Service Grants

These grants are provided by the National Trust for Historic Preservation on a matching basis. They are given to member nonprofit organizations seeking the advice of consultants on preservation problems. For more information on all National Trust programs, contact the Midwest Regional Office, 407 S. Dearborn Street, #710, Chicago, Illinois 60605.

## 5. Chatham-Arch Revolving Fund

This is a program set up by the regional office of the Historic Landmarks Foundation of Indiana for the purchase of houses and lots for resale in the Chatham-Arch area. This program is designed for the sensitive disposition of properties to existing low- and moderate -income residents. The local office is located at 1028 N. Delaware Street, Indianapolis.

### b. Housing Programs

#### 1. Housing Paint-up/Fix-up Program

Operated on a neighborhood level through the Division of Economic and Housing

Development, this program provides funds for the minor exterior repair and paint of residences to low-income and elderly homeowners. Residents who do not qualify as low-income are also eligible to participate, but in such cases, the homeowner must provide an equal or greater match of funds. Funds are provided through the Community Development Program and in 1981 were operated through Riley Area Revitalization Program, Inc.

## 2. Section 8

This program, which deals with substantial and moderate rehabilitation, is a HUD-administered, direct rental supplement program. Section 8 funding facilitates recovery of costs incurred through rehabilitation by subsidizing the fair market rent, which the owner would otherwise assess the tenant.

The Section 8 "moderate rehabilitation" program is administered through the Indiana State Housing Board, (317) 232-7055. More information on the Section 8 "Substantial Rehabilitation" program may be obtained through the Division of Economic and Housing Development, (317) 633-8370.

## 3. Section 221d (2)

This homeownership program for moderate income families provides single families with a mortgage limit of \$31,000 and up to \$42,000 for larger families in high cost areas.

## 4. Section 203b

Home mortgage insurance for one-to-four-family units facilitates homeownership and the construction and financing of housing. HUD administers this program and insures commercial lenders up to 97 percent of the property value up to 30 years.

## 5. Section 203k

This HUD rehabilitation mortgage insurance program will allow home buyers to cover the cost of both purchasing and rehabilitating a home under a first mortgage at current FHA interest rates. There are no income limits under this program, but it is aimed at low- and moderate -income persons. For more information on mortgage programs, contact your local bank or the Division of Economic and Housing Development.

## 6. Indiana National Neighborhood Revitalization Corporation

As a subsidiary of Indiana National Corporation, the Neighborhood Revitalization Corporation will engage in activities which promote the rehabilitation and development of residential property and small businesses in Chatham-Arch and other target neighborhoods. The Chatham-Arch Financial Services Office will be located at 711 N. East Street. Specific activities and programs for the area, as well as financial counseling, will be conducted from this location. Programs such as the tool lending program, which loans power tools to neighborhood residents, will be developed and implemented.

## 7. Housing Revolving Fund Program

This program, administered by the Division of Economic and Housing Development

(DEHD), was created to remove the blight caused by vacant, deteriorated housing. It involves the City in the real estate market through the purchase, rehabilitation, and resale of properties.

#### 8. Emergency Home Repair

This is part of the Community Development Program, operated through Community Interfaith Housing on a neighborhood level. The program deals with minor house repairs for low- and moderate -income and elderly families.

#### 9. Mortgage Revenue Bond Financing

Recent legislation through the Department of the Treasury has made it possible for State Housing Finance Boards to offer mortgage revenue bonds for the construction and rehabilitation of single-family residences in areas of decline. Although no program has been established, efforts are being made to declare Chatham-Arch an "area of decline" to make this program available. The resulting assistance to the purchaser is a reduced mortgage interest rate. For current information on the availability of this program, contact your local bank or the Indiana State Housing Authority in Fort Wayne, (219) 423-2368.

#### c. Commercial Programs

##### 1. Storefront Rebate Program

This program utilizes Community Development Block Grant funds, through the Division of Economic and Housing Development, for the exterior renovation of storefronts. The funds are available to both owners and merchants. Rebates are made at a rate of 25 percent of the total cost up to \$3,000. In 1981 Riley Area Revitalization Program, Inc. administered a grant for storefront renovation in the 300-900 blocks of Massachusetts Avenue.

##### 2. Small Business Administration (SBA) Loans

SBA offers two basic types of business loans: 1) guarantees by SBA on loans made by private lenders, usually banks, and, 2) direct loans from the agency. Because funds for these programs are limited to the Congressional appropriation, the majority of SBA loans are of the guaranteed type. For more information, contact the Department of Economic and Housing Development, your local bank, and/or the local office of the Small Business Administration.

#### d. Tax Incentives

##### 1. Economic Recovery Tax Act of 1981

This act replaces the Tax Reform Act of 1976 and the Revenue Tax Act of 1978. The following provisions of this new law took effect January 1, 1982.

- Provides an accelerated cost recovery system with electable fixed depreciation lives of 15, 35, and 45 years. Accelerated depreciation of 200 percent for low-income housing and 175 percent for all commercial buildings (old or new) may be elected.

- Allows investment tax credit for rehabilitation:
  - 15 percent for buildings at least 30 years old
  - 20 percent for buildings at least 40 years old
  - 25 percent for certified rehabilitation of certified historic structures
- Only the 25 percent historic category includes investment tax credits for residential rental rehabilitation
- Only the 25 percent historic category may depreciate full rehabilitation costs at straightline over a 15-year accelerated cost recovery period, because this category is exempt from the adjustment to basis rule
- Provides disincentives for demolition by preventing writeoff of losses and costs associated with demolition of a historic building.

Early calculations indicate that the investment tax credit, combined with the 15-year straightline depreciation, is a better incentive for preservation than any other tax treatment currently available, including that for new construction.

## 2. Tax Abatement Program

This program was established by the City of Indianapolis to provide incentives for rehabilitation and new construction in areas of the city where development should be encouraged. Administered by the Department of Metropolitan Development, the program allows a 10-year, graduated reduction of property taxes on increased assessment incurred through rehabilitation or new construction. It allows property owners to save about half of the taxes that they would have paid over a 10-year period. The program applies to areas such as Chatham-Arch.

## 3. Property Tax Deduction for Rehabilitated Residences (IC 6-1.1-12-18)

As a re-enactment of a prior state law, this section 18 deduction from property tax is available for rehabilitated residential property if:

- The assessed value was less than \$3,000 prior to rehabilitation for a single-family dwelling (\$4,000 for a double dwelling or \$1,500 per unit for multifamily units) and
- The property was reassessed because it was rehabilitated.

The deduction is a deduction from the new assessed value for the first five years and is limited to the lesser of:

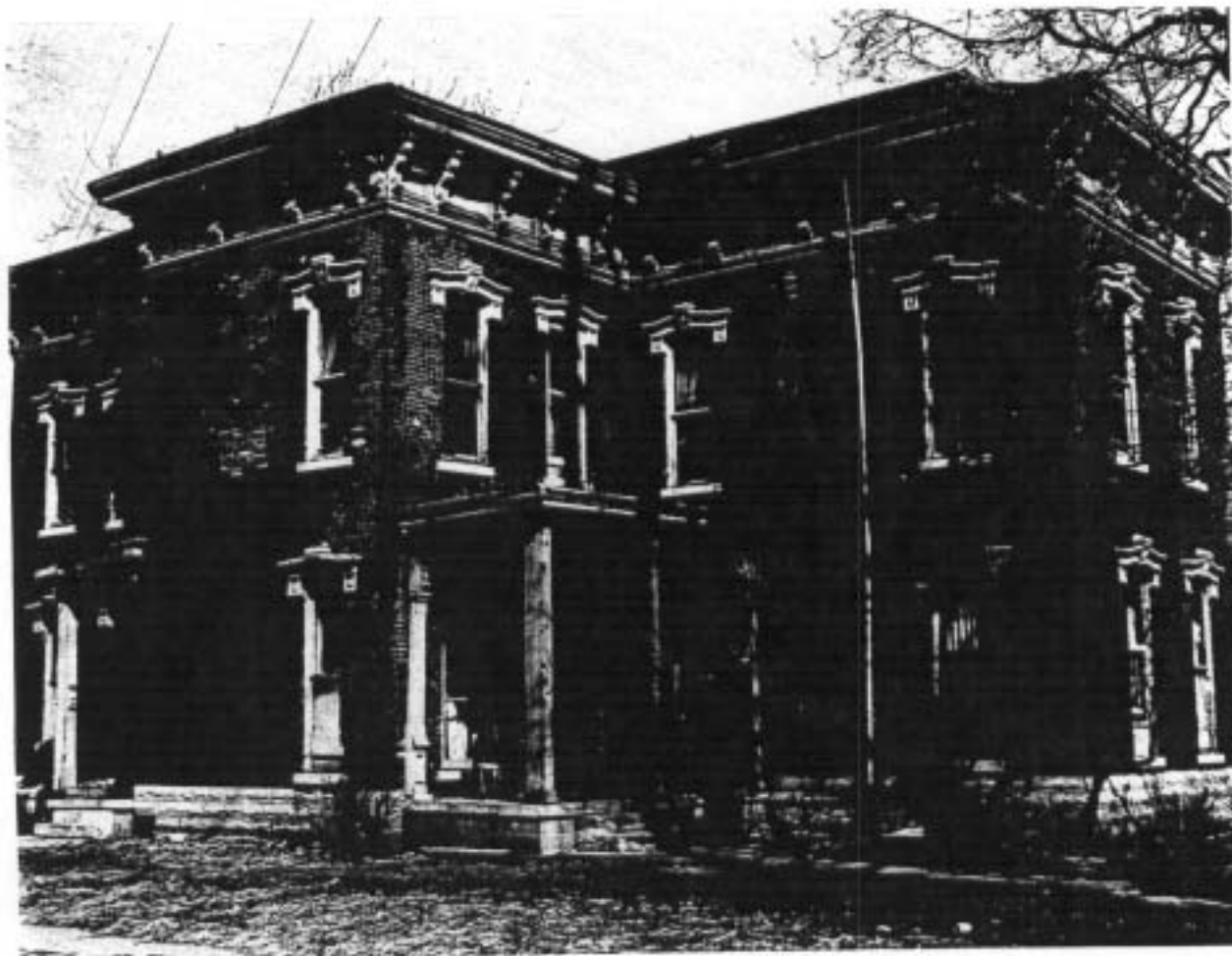
- The amount of the increased value or
- \$2,500 per rehabilitated unit.

The owner must file an application for the deduction with the county auditor before May 10 or within 30 days after notice of reassessment is mailed.

#### 4. Property Tax Deduction for any Rehabilitated Property (IC 6-1.1-12-22)

This section of the law was enacted in 1975. An owner of residential property can elect either a deduction under this section 22 or under section 18 above. The mechanics of section 22 are similar to section 18 above; however, the maximum limits are different. Under section 22, the deduction is limited to: 50 percent of the increased assessment up to \$5,000 maximum for single-family residential and up to \$25,000 maximum for other property.

Section 22 provides the greater deduction where the increase is \$5,000 or more. In multifamily (more than two) residential units, section 18 is the higher deduction where the increased assessment is less than \$3,000 per unit. Above that, the section 22 deduction is higher. For non-residential property, only the section 22 is available — 50 percent of increased value with a \$25,000 maximum. There is no limitation on pre-rehabilitation assessed valuation.



Vanlaningham House, 902 Broadway  
IHPC photo, 1979, m/c





## **VI. ANALYSIS: ASSETS AND LIABILITIES**

## VI. ANALYSIS: ASSETS AND LIABILITIES

The data presented in the preceding section can be interpreted in terms of both assets and liabilities. Some of the statistics set forth may project a negative outlook on certain aspects of the area; yet these same facts and figures can reveal opportunities that are not always apparent at first glance. Many of Chatham-Arch's most positive qualities are not tangible statistics but rather are derivative of a perception and appreciation of its historic character. The recommendations that follow in the next section were based, for the most part, on this analysis of the data.

### NEIGHBORHOOD VIEWS

During the consultant's initial meetings with an *ad hoc* neighborhood planning committee, a sounding of the neighbors' likes and dislikes about their area was taken. Included in this group were both long-term and new residents, owners and renters alike. These people's ideas on the way they see their neighborhood are important and were therefore taken into consideration in formulating recommendations for the betterment of the district. Although some of the items listed below may be cryptic to those who do not live in the neighborhood, many of the points are explained in greater detail later in this section. It should be stressed that these viewpoints were polled during informal conversations rather than derived from a survey. There is no specific order to the listing.

#### Likes

Brick alleys and limestone curbs  
Open space  
Trees  
Salvation Army Center  
Churches  
Taverns  
  
Houses  
Soil  
Walking on St. Clair Street  
Outlook on the future  
Feeling of neighborhood  
Compactness  
Proximity to downtown  
Police protection  
Hospital and fire station  
Day care  
Seclusion and privacy of neighborhood

#### Dislikes

Power lines over Broadway  
Trash in yards and alleys  
Abandoned cars  
Taverns  
Auto repair shop  
Transients and youth loitering  
in the area  
Crime (and fear of)  
General disrepair of structures  
Lack of garages  
Traffic on St. Clair Street  
Unmaintained vacant lots

## HISTORIC SIGNIFICANCE

Research has revealed that this historic area, as one of the earliest settled parts of the city, retains a large measure of the physical components of its early heritage. Of the 186 buildings within the bounds of Chatham-Arch, 167 are judged as contributing to the historic character of the district. Of these, 103 buildings were constructed before 1900. The placement of the district on the National Register of Historic Places in March 1980 gave official recognition to the historical and architectural significance of the area. This recognition has done much to inspire pride among the residents, to underscore the area's importance to the history of Indianapolis, and to bring about planning for its preservation and revitalization.

## GENERAL PHYSICAL CHARACTERISTICS

The statistics on exterior building conditions reveal that the majority of buildings in the area are in only fair condition, requiring considerable repair. The general disinvestment in the area and the long-standing lack of maintenance have given rise to an overall run-down appearance and manifestation of neglect. Adding to the negative aspects of building conditions, trash has accumulated in many poorly maintained yards that are overgrown with weeds. The Chatham-Arch Neighborhood Association has already done much to combat this problem through organized trash clean-up days and efforts to reach property owners concerning maintenance of their land.

Streets in the district such as Arch Street — with their narrow widths, closely spaced houses, uniform setbacks, and similar housing types — have a certain charm and appeal to us today. The quaintness of these 19th-century streets is attractive to those disenchanted with present-day suburban sprawl. The pattern of siting of these houses was brought about by a combination of factors, including the relative cost of land to the working-class residents who first populated the area, the desire to live close to the hub of the city, and the dependence upon the early means of transportation available in the 1860s and 1870s. While attractive to us today as a remnant of the past, this siting does cause certain problems for life in the late 20th century. The narrow streets limit on-street parking, while the small lots dictate small yards that offer the choice of a little space for recreation or a garage for off-street parking.

The network of brick alleyways and the limestone curbs in the area offer an amenity from the past that enhances the physical aspect of the neighborhood. The brick-paved alleys are found in scattered locations throughout the district south of 10th Street, most notably between Park and Broadway, between 9th and 10th Streets, and radiating from Massachusetts Avenue. These alleys improve circulation in the area and provide rear access to garages behind houses and to loading areas behind the commercial establishments of the Avenue. In most locations, the brick paving and limestone curbs and alley markers are in deteriorated condition. Many concrete sidewalks are also in poor condition and warrant replacement.

General lack of maintenance has extended to the landscaping of the area. Through lack of care and attention, many mature trees have been lost; street widening has taken others. Because sufficient rights-of-way exist along most streets, the planting of new trees could be done with relative ease. The effect

of overscaled poles that carry overhead lines from the distribution center through the area might be mitigated through landscape design.

The location of Chatham-Arch is a great asset to its residents. Most of the services and amenities provided in the downtown area are within walking distance. In combination with good public transportation, this proximity to employment, shopping, and recreation greatly reduces the residents' dependence upon the automobile. While close to downtown, the area is far enough removed from the central city to avoid many of the problems associated with being within close range. A prime example of these "proximity problems" is the demand for parking by those who work downtown. Chatham-Arch does not experience the pressures of having its streets filled by daytime parked cars.

## HOUSING

The housing options that Chatham-Arch offers can accommodate a great diversity of people and life styles. Because there exists a variety of single-family homes, doubles, flats, and apartment buildings, the district can respond to the residential needs of the existing, long-term residents and recent newcomers; the young people who work downtown and the elderly; the singles and families; the executives desiring a second "town home" and the "empty nesters." The size and scale of many of the single-family homes make them affordable for rehabilitation to a large market of people in the 1980s. In contrast to some historic districts containing a high percentage of very large homes that are difficult to maintain and heat in today's economic situation, Chatham-Arch is attractive to those who would like to rehabilitate a historic home but who do not have the means to finance a large-scale, overwhelming project.

## COMMERCE

The various groups of the housing market, when aggregated, yield an economic base adequate to support a wide range of commercial services. The Massachusetts Avenue corridor could serve many of the neighborhood's needs for a local commercial center, while at the same time, the Avenue's proximity to downtown would indicate that broader commercial services of interest to the city could be located here. Specialty shops, restaurants, and galleries could co-exist with neighborhood-oriented services, e.g., a dry cleaning establishment or a laundromat, a branch bank, a drugstore, a bakery, and the like.

At present, a large number of the existing storefronts are vacant, serve as storage facilities, or have marginal businesses that do not utilize the building to its fullest potential. Again due to the proximity to downtown, many of the existing buildings are well suited to function as office buildings. In many instances, off-street, on-site parking is available behind the Avenue via alley access. An influx of daytime office workers would further serve to stimulate commercial establishments along the Avenue; income earned in the district might well be spent in Chatham-Arch on goods and services.

The opportunity for residential uses of the upper stories of commercial buildings should not be overlooked. Although at present only five buildings maintain a residential-over-commercial land use, several buildings along the Avenue originally had housing units located in their upper stories. In many instances, newly rehabilitated apartments would be the most economically feasible

use for space that now has a marginal return as warehousing.

The construction of new commercial buildings on the many vacant parcels along Massachusetts Avenue would be highly desirable from two standpoints: 1) new business development would stimulate the economic viability of the existing commercial establishments, and 2) compatible construction would help to re-establish the "urban wall" character along Massachusetts Avenue that has been severely eroded by the demolition of numerous structures (eight within the last dozen years). No new buildings have been constructed in the 600 and 700 blocks of Massachusetts Avenue since 1930. While this fact is indicative of the long history of decline in this section of the city, numerous signs of a turnaround in this cycle are now evident. (See subsection "Economic Incentives" which follows.) The opportunity for development in this area so near to downtown is too great to fail to be considered. There have been no intrusions into the line of historic buildings of Massachusetts Avenue, all of which are at least 50 years old. There exist no incompatible buildings, such as out-of-scale, corrugated metal warehouses, nor incompatible land uses such as used car lots, facilities with streetfront loading docks, and the like. These factors all encourage the development of well-designed, compatible new commercial structures that could serve as a great boon to the area.

It should be remembered that the "pocket" of commercial buildings at 11th Street and College Avenue would be well suited to neighborhood-oriented commercial establishments, as was their historic function. The Walbrook Building and the Buschmann Block, which both have ground floor commercial storefronts, and 1101-1115 N. College have a total of approximately 15 shops.

## INDUSTRY

Although the primary area of industrial land usage is located south of Massachusetts Avenue, recent industrial encroachments along 11th and East Streets now threaten the residential character of these streets. This has resulted from the zoning applied here, which is to be discussed in a subsection to follow.

The former Real Silk Hosiery Mills complex is located in the area bounded by College Avenue, North Street, Park Avenue, and Massachusetts Avenue. This industrial area is fairly well isolated from the rest of the district, Massachusetts Avenue having effectively barred industrial expansion here into the commercial and residential area. The six buildings range in date from 1919 to 1929 and contain approximately 360,000 gross square feet of floor space. At present, printing concerns are located in these buildings but do not fully utilize the capacity of the complex.

As part of one of the 11 major employment areas within the Regional Center, this complex of industrial buildings offers a nearby source of employment to Chatham-Arch residents. The further development of industrial-related concerns could supply even more jobs, and the attraction of being able to walk to work from the residential area could contribute to the area's revitalization. The locating of some industrial activities in these buildings, however, could serve as a detriment to the area. Heavy industry brings with it the possibility of air pollution, noise pollution, truck traffic, and accompanying factors negative to the encouragement of a residential district. Increased usage of the facility

and a larger number of employees could cause parking problems and pressures on the surrounding commercial and residential streets.

A continued light industrial usage for the Real Silk buildings, such as exists at present, could be the optimal solution to the ongoing use of this complex. However, if abandoned by an industrial use, derelict structures could become a target of vandals, litter, crime, and deterioration, thereby causing a substantial problem to the neighborhood. On the other hand, an adaptive reuse of these buildings could be a real asset to Chatham-Arch.

The loft nature of these large buildings makes them more easy to adapt to a new use than the average building with interior partition walls. Likewise their location along a major thoroughfare (College Avenue) makes them highly visible and easily accessible. Both factors could contribute greatly to commercial reuse, whether in the form of many small shops sharing a building in mall fashion, or one concern utilizing an entire building. The proximity to the Massachusetts Avenue commercial corridor would be mutually beneficial to both the traditional site of commercial activity, and the creative reuse of the nontraditional locale.

The Real Silk complex also offers the potential for a diversity of uses, including office space, corporate headquarters, and even institutional space. If Massachusetts Avenue were to develop more office usage, the potential for using the Real Silk buildings for the same function would become more apparent. In many cities across the country, loft buildings of various dates in urban locations are being discovered as a source for conversion to housing. A residential adaptive reuse could well be possible for this complex in the future, if local attitudes to this type of housing made the financial investment to rehabilitate them into apartment, cooperatives, or condominiums feasible. Whatever redevelopment or intensified use of these buildings might be undertaken, careful plans would need to be made to coordinate parking, landscaping, traffic, and the general effect upon the neighboring commercial and residential areas.

## LAND USE

Approximately 39 percent of the land parcels in Chatham-Arch is now vacant and supports no use. This is an astounding figure in an urban area so close to the core of the city. It is largely a result of the many years of disinvestment in the area with continual demolition and little rebuilding. The resulting appearance is one of desolation and abandonment in those areas with numerous, contiguous vacant lots. However, the potential for redevelopment is obviously great with such a large percentage of vacant land in an area beginning its upswing.

One of the most promising uses for vacant land in residential areas is infill housing, whether in the form of compatible new construction or relocated historic structures. Integrating sensitive residential development will result in a strengthened neighborhood and additional housing, now being sought for the downtown area. However, development must be carefully planned to create a density, scale, and character relative to historic districts of the same vintage. Residents and potential developers must realize that large open spaces and yards comparable to later, suburban neighborhoods disrupt the historic streetscape and therefore are not appropriate to Chatham-Arch's urban setting.

Sufficient open land exists to accommodate this greater building density and the retention of green space for both active and passive recreational development. A private interior park for the use of Chatham-Arch residents has been identified as a priority during neighborhood discussions. One potential park site discussed is located at the northeast corner of N. Park and E. 9th, where there are five contiguous vacant parcels where housing once existed. The limitations of the budget of the City's Department of Parks and Recreation would necessitate private acquisition, ownership, development, and maintenance of this park. Another potential site discussed is vacant land on the north side of E. 11th Street between Park and Broadway, which could tie into the 4,000-foot green bank of the interstate highways' right-of-way around the northern and eastern edges of the district. The bank could be more densely landscaped with trees and better maintained to offer residents the option of a recreational strip for walking or jogging.

A number of incompatible land uses exists, threatening the historic character of Chatham-Arch. Already mentioned are the recent industrial intrusions along N. East Street and E. 11th Street. Another example is the parking lot function of a large parcel of land on the west side of the 800 block of N. College Avenue. The Indianapolis Public School System currently parks a very large number of buses on this site, to the detriment of the surrounding residential area. Another example of a land use with a negative impact upon the area is the power substation of the Indianapolis Power and Light Company.

## ZONING

The success of Chatham-Arch as a revitalized historic district will be greatly hindered by allowing the current zoning applied to continue. In the vast majority of cases, the current zoning does not match the existing land use and permits development that is not compatible with goals of preserving the historic district. The implication of the present zoning regulations are dangerous to both the district as a whole and the sympathetic use of the buildings.

The fact that the traditional land uses in the area have held on in most instances despite inappropriate zoning is testimony to the stability of the uses. However, the effects of the current zoning have been felt. The C-1 classification along N. College Avenue has led to commercial intrusions into the residential area (818 N. College, for example) and the unsympathetic remodeling of residences for commercial purposes (920 N. College). The C-4 applied to both sides of 11th Street has been a contributing factor in the demolition of fine, 19th-century dwellings for parking lots and a labor union hall. The granting of "special use" zones has had a mixed effect upon the neighborhood in certain instances. (See Section V-A-6-f.)

The south side of Massachusetts Avenue is zoned I-3-U, allowing industrial uses which are in direct conflict with its nature as a commercial corridor. This zoning extends to the south of the Avenue and encompasses a total of 17 historic structures that are not industrial in use. With a zoning for Massachusetts Avenue that is attractive to industrial expansion, the major goal of revitalizing the traditional commercial role of this street is in jeopardy. Not only would the construction of infill industrial buildings thwart the development of the commercial potential of the street, the conversion of existing historic structures to industrial use might have a negative impact upon their historic building fabric.

That part of the residential district that is not zoned for commercial use is zoned D-10, which permits only high-density residential development. This classification is totally at odds with the prevailing single-family nature of the neighborhood. Those wishing to make improvements to their homes must apply for variances to do so. This situation may have contributed substantially to the disinvestment in the area by thwarting efforts of homeowners to upgrade their property. The real possibility of the development of high-rise housing in the area via urban renewal has also contributed to the decline of the residential neighborhood.

## TRANSPORTATION

Chatham-Arch enjoys ready access to Indianapolis' segments of the interstate highway system, thereby facilitating transportation via automobile to many parts of Marion County. With six Metro bus routes serving the area, residents without cars are still able to reach a large range of urban and suburban destinations.

With respect to the area's secondary arterials, College and East Streets — both one-way — subject the neighborhood to high-volume traffic with its concomitant effects of noise and pollution. The Thoroughfare Plan's upgraded classification of 10th Street, College and Central Avenues, and East and North Streets as primary arterials would suggest increased levels of traffic using these streets by the year 2000. North Street now functions as only a collector street within the bounds of the district. Between College and the interstate system, it functions as a single-lane, exit-only collector to College. The anticipated intense redevelopment of this part of the city in the form of high-rise housing did not take place, and North Street was not connected to the interstate as originally conceived.

If implemented, the Thoroughfare Plan's recommendation regarding the widening of 10th Street might be detrimental to several aspects of the historic area. If expanded to a 100-foot right-of-way, it could fall in the path of several 19th-century residences, necessitating their move to a new location or possibly even threatening their demolition. The loss of these structures to the area would be significant. In addition to the effect upon historic buildings, the disruption of the neighborhood must be considered. An expanded right-of-way would serve as an impediment to pedestrian movement north and south of 10th Street, particularly at Park and Broadway. If a neighborhood park were to be developed at either of two proposed sites (along the interstate right-of-way and land on the north side of 11th Street, or on the east side of the 900 block of N. Park), access to the site by one portion of the neighborhood would be curtailed, especially for children.

## SOCIAL FACTORS

While it is not within the scope of a historic area preservation plan to delve into the social issues of a neighborhood, it would be negligent to dismiss the effect of the existing social aspects of the community upon the revitalization of the area. As pointed out earlier, the majority of residents (87%) are renters, most of whom reside in the area for a short period of time. According to the "Study of Chatham-Arch" by Dr. John Liell, most of the renters show a general lack of interest in or knowledge of the attempts to revitalize the area.



Conversely, the owners, who generally tend to be the longest-term residents, are active in and/or supportive of attempts to improve the neighborhood. As the area begins to improve and more activities occur, it is expected that the renters would be inclined to reside in the area longer and become more active in the community organization.

Crime — or a fear of crime — will have an impact upon the neighborhood's view of itself and upon the decision of others to settle in an urban area that has been through many years of decline. The three principal "social problems" cited in Liell's report, as perceived by the residents, are: 1) danger of robbery and burglary, 2) "winos" and drunks, and 3) muggers. According to Liell, the number of crimes reported to the police for the area has declined since 1975 while the crime rate for Indianapolis has gradually risen since 1976. The decline in crime for the Chatham-Arch area is probably directly related to the decrease in population. An influx of more residents to the area and an improvement of its general physical appearance could eventually serve as a greater deterrent to crime.

With regard to social services, the Riley Area Revitalization Program, Inc. serves as a referral agency to residents of the northeastern quadrant of the city. Its involvement in programs such as crime watch and in issues such as busing for neighborhood children has already had a positive effect upon the community. Nearby School Number 2, Benjamin Harrison Elementary School, enjoys an excellent reputation for its educational program and serves the school-age children of Chatham-Arch. As outlined in Section V-B-3, Chatham-Arch is also fortunate to have the English Foundation Building, which houses 23 social service agencies, within easy walking distance. Its general location in proximity to downtown offices of City and County social agencies is also an asset.

## ECONOMIC INCENTIVES

Recent changes in attitude, the current economic situation, and changes in life styles have made inner city neighborhoods such as Chatham-Arch a desirable place to live. Many more people would like to live close to their place of employment, thus cutting down on travel costs and avoiding long commutes to a suburban home. The proximity of Chatham-Arch to the downtown, the place of employment for 105,000 persons, gives it the potential of becoming what it once was, a viable urban residential area with a commercial corridor providing all the necessities. Other historic areas nearby, such as Lockerbie Square, have redeveloped into close-knit urban neighborhoods with many of the assets, and few of the liabilities, of a suburban neighborhood.

Developers have also begun to realize the potential of this quadrant of the Regional Center. Renaissance Place, a new condominium development on an 11-acre, vacant urban renewal site, is now nearing completion. As an indication of the strong demand for housing downtown, all 120 units in the complex were sold in one weekend during an open house of a completed model. Rehabilitation has also become extremely attractive with the new tax breaks provided in the Economic Recovery Tax Act of 1981. Numerous nearby apartment buildings in the St. Joseph neighborhood and commercial buildings along Massachusetts Avenue are undergoing rehabilitation or have recently been renovated.

Changes in federal administrative policies have made direct funds scarce. Therefore, many programs that were available to Chatham-Arch, such as the Storefront Rebate Program and the Paint-Up/Fix-Up Program, are not currently funded (1982). There is, however, hope that these programs will be available again. Another major setback to the revitalization of Chatham-Arch is the failure to have it designated as a "neighborhood strategy area (NSA)" for the 1982-84 Community Development (CD) Block Grants. Since Chatham-Arch is within the general "program area," there is still potential for the area receiving some CD supported services. Although this does not put the neighborhood in an optimal position for funding, potential policy and program changes still leave some hope for future funding programs in Chatham-Arch.

Although governmental funding sources appear to be declining, there are programs through the private sector that do provide stimulus for the revitalization of Chatham-Arch. The Chatham-Arch Revolving Fund, operated by the Historic Landmarks Foundation of Indiana, has funds for the purchase, renovation, and resale of properties in the area. The Career Education Center Builders, Inc., a cooperative educational program, has made inquiry into the possibility of constructing new single-family homes in the area.

Another asset to the neighborhood is the decision by Indiana National Bank to target Chatham-Arch for financial assistance. The bank has already built a new branch bank nearby and hopes, in the near future, to renovate a building and establish a financial office in Chatham-Arch. The branch office will provide special assistance and advice to the area residents.

Renaissance Place has already begun to stimulate new interest in the areas adjacent to it. It will create a good market for the redevelopment of vacant land for housing and will also create a need for nearby support services, logically to be located on Massachusetts Avenue.

Generally as the area and its structures begin to be rehabilitated, and as new buildings are built, an air of stability will be created. Once the suggestion of stabilization is established, more persons will become interested in the area and revitalization will occur rapidly.

## PRESERVATION

### Churches

Within the boundaries of Chatham-Arch historic area, there are 10 buildings owned and operated by religious institutions. Of these only five buildings (belonging to three institutions) are well maintained and in no apparent danger of losing their function. These buildings are the Zion Evangelical United Church of Christ and its parsonage; the Allen Chapel of the AME Church and its parsonage; and the Park Avenue Church of the Christ on 10th Street.

Of the remaining buildings, the ones whose future existence and function are of great concern are those owned by the Roman Catholic Archdiocese, namely, the former St. Joseph's Church and rectory. The Archdiocese plans to dispose of the property in the near future, when the offices of the Catholic Social Services are consolidated in the old Cathedral High School at 1416 N. Meridian Street. Since 1949, the deconsecrated church building has served as a community

center, but its function as such in recent years has been marginal. If a new religious use of these buildings is not feasible, perhaps adaption to a new use could be sought. The rectory could continue its residential or office function, while the church building could be creatively adapted to a community auditorium or theater or any imaginative reuse that could take advantage of a large hall with good sight lines and acoustics. Because of the physical linking of church and rectory and their sharing of the same parcel, reuse of the two buildings would have to be considered in tandem.

The three remaining churches in the area are the Allen Cathedral Bible Church at 704 N. Park, St. Stephen's Missionary Baptist Church at 739 N. Park, and the Grace Missionary Baptist Church at 1017 Broadway. All three are being utilized for church services and functions; however, the small congregations are having difficulty maintaining their buildings. The physical deterioration of these buildings adds to both the run-down appearance of the neighborhood, and speculation as to their continued religious function. In the future, adaptive reuse of these buildings may also have to be considered. However, as would apply to any reuse, consideration would have to be given to resultant problems of a new use, whether parking pressures, congested streets, or similar drawbacks.

#### Deteriorated Buildings

According to the consultant's figures on building conditions, 12 buildings in the area are in poor condition, meaning that they require "substantial structural repair and/or replacement." The survival of these 12 buildings is threatened by the economics involved in rebuilding them to rehabilitated condition, or in some cases, even to comply with building codes. In light of the large number of demolitions in Chatham-Arch in recent history, the Indianapolis Historic Preservation Commission would strongly urge the rehabilitation of these structures that contribute to the historic character of the area; however, at the same time, it realizes that the tremendous financial outlay to rehabilitate buildings in deplorable condition cannot always be realized.



## **VII. RECOMMENDATIONS**

## VII. RECOMMENDATIONS

The following recommendations for Chatham-Arch were developed after the data gathered in the inventory stage of the plan had been analyzed. The principal reason behind adoption of a historic area plan for Chatham-Arch is the protection thereby afforded to its existing historic character. As an overall recommendation, the plan proposes that all policies developed in regard to Chatham-Arch be tempered with a recognition of the area's heritage.

### PRESERVATION

The demolition, alteration, and/or deterioration of existing buildings should come to a halt, and the renovation and conservation of all historic buildings should be encouraged. All activities within the Chatham-Arch Historic Area should be aimed at, or be in harmony with, the protection of the historic architecture and the environment.

All restoration and rehabilitation efforts should be carried out in accordance with the "Secretary of the Interior's Standards for Rehabilitation" (see Section VIII, "Design and Development Standards"). The IHPC will have design review only over exterior changes. However, interiors as well as exteriors may have historical and architectural importance. Therefore, the retention and restoration of interior features — such as woodwork, fireplaces, and stairways — is greatly encouraged when feasible.

Compliance with building codes is a necessity to ensure the safety of the building occupants. However, current building codes are written primarily for new construction and new materials and do not take into account "archaic" materials found in historic buildings. Agencies involved with code compliance — the Division of Code Enforcement, the Marion County Health and Hospital Corporation, and the Division of Buildings — are encouraged to consider each case individually and the code requirements' effect upon the historic building's fabric. The U. S. Department of Housing and Urban Development has published a guide to the development of "rehabilitation codes" which includes specifications for historic building materials. The administering agencies are encouraged to utilize this publication and to investigate the development of rehabilitation codes for Marion County.

Owners of historic, income-producing properties are encouraged to take advantage of the Economic Recovery Tax Act of 1981, which provides excellent incentives towards the rehabilitation of historic buildings. (See Section V-B-5-d for the provisions of this law affecting preservation, which took effect on January 1, 1982.)

The St. Joseph Church and rectory are scheduled to be sold in the near future by the Catholic Archdiocese. Because of the historical and architectural importance of these buildings, a study should be made to investigate potential uses for the structures. Other churches in the area (704 N. Park Avenue, 739 N. Park Avenue and 1107 Broadway) are currently underutilized and not being properly maintained. Therefore, the neighborhood association is encouraged

to find additional activities for these churches which might ultimately improve their financial status and ability to maintain the structures.

The Real Silk Hosiery Mills complex is an important group of buildings to the district. Its continued use and/or future use will greatly affect the redevelopment of Chatham-Arch. A study should be made on the effects of continuing the current light industrial uses. In the event that its present uses cease, the study should also address a change in use to housing, commerce, or a combination of both. Effects of the projected potential increase in employment, conversion to housing, or adaptation to commercial use should be considered.

## HOUSING

The principal recommendation regarding housing is to renovate or restore the existing housing stock of the area. Compatible infill housing — whether relocated historic structures or newly constructed buildings — should be promoted for the many existing vacant lots.

A greater percentage of homeownership among the residents of Chatham-Arch should be encouraged; however, the displacement of existing residents is strongly discouraged. A gradual process of rehabilitation and renovation might help to reduce the negative effects that sudden change might produce, especially for rental, elderly, or low-income residents. The Indianapolis Historic Preservation Commission intends to encourage the continuation of the historic social, racial, and economic diversity of the area. Neighborhood residents, leaders, and other interested parties should keep informed of housing assistance programs which might help to minimize potential displacement issues.

Since problems of increased parking demand could exert some pressures on the redevelopment of the area, residents should strive to improve off-street parking in the residential area. The existing system of alleys in the area could help to offset possible problems stemming from the need to park more cars. While the development of housing in the upper stories of commercial buildings should be encouraged, the needs of parking will have to be balanced with other land use development.

## COMMERCE

Massachusetts Avenue and the intersection of College Avenue and 11th Street are ideal locations for the necessary commercial support services for neighborhood residents. Existing businesses are encouraged to remain in the area and to assist in attracting new commercial enterprises, which perhaps could draw business from beyond the neighborhood base. Local agencies, such as the Riley Area Revitalization Program, Inc. and the Department of Economic and Housing Development, can assist in obtaining information on funding sources for new and existing buildings.

The large amount of vacant land along Massachusetts Avenue provides an opportunity for the construction of compatible infill commercial buildings by private developers. The reestablishment of the "urban wall" along the Avenue will help to recreate a cohesive commercial area. New construction will also

help to stimulate the economic viability of the area. Policy makers should recognize the importance of reinforcing Massachusetts Avenue's commercial use.

Currently the upper floors of existing commercial buildings are underutilized. The full use of upper stories for additional commercial space, offices, and/or housing is greatly encouraged.

The rehabilitation of the existing buildings and storefronts could serve to stimulate the current businesses. The tax incentives now available for the rehabilitation of historic, income-producing properties are now greater than ever. Owners of existing businesses might want to consider the organization of a merchants' association to deal with such common problems as attractive window displays.

## INDUSTRY

Currently the Real Silk complex is being utilized as a printing arts center. This type of light industrial use, which creates no marked effect on the neighborhood, is encouraged to continue. However, to ensure no heavier industrial use of the complex, it is strongly suggested that a development plan be created for the Real Silk buildings. Such a plan should also consider the possible reuse of the buildings as suggested earlier.

Because of the pattern of current and historic land uses, industries should remain south of Massachusetts Avenue. The owners of the Real Silk complex are encouraged to give the buildings a "facelift" through cleaning and rehabilitation. This, plus the removal of debris and unnecessary appurtenances, will help to improve the overall appearance of the complex and the neighborhood.

## LAND USE AND ZONING

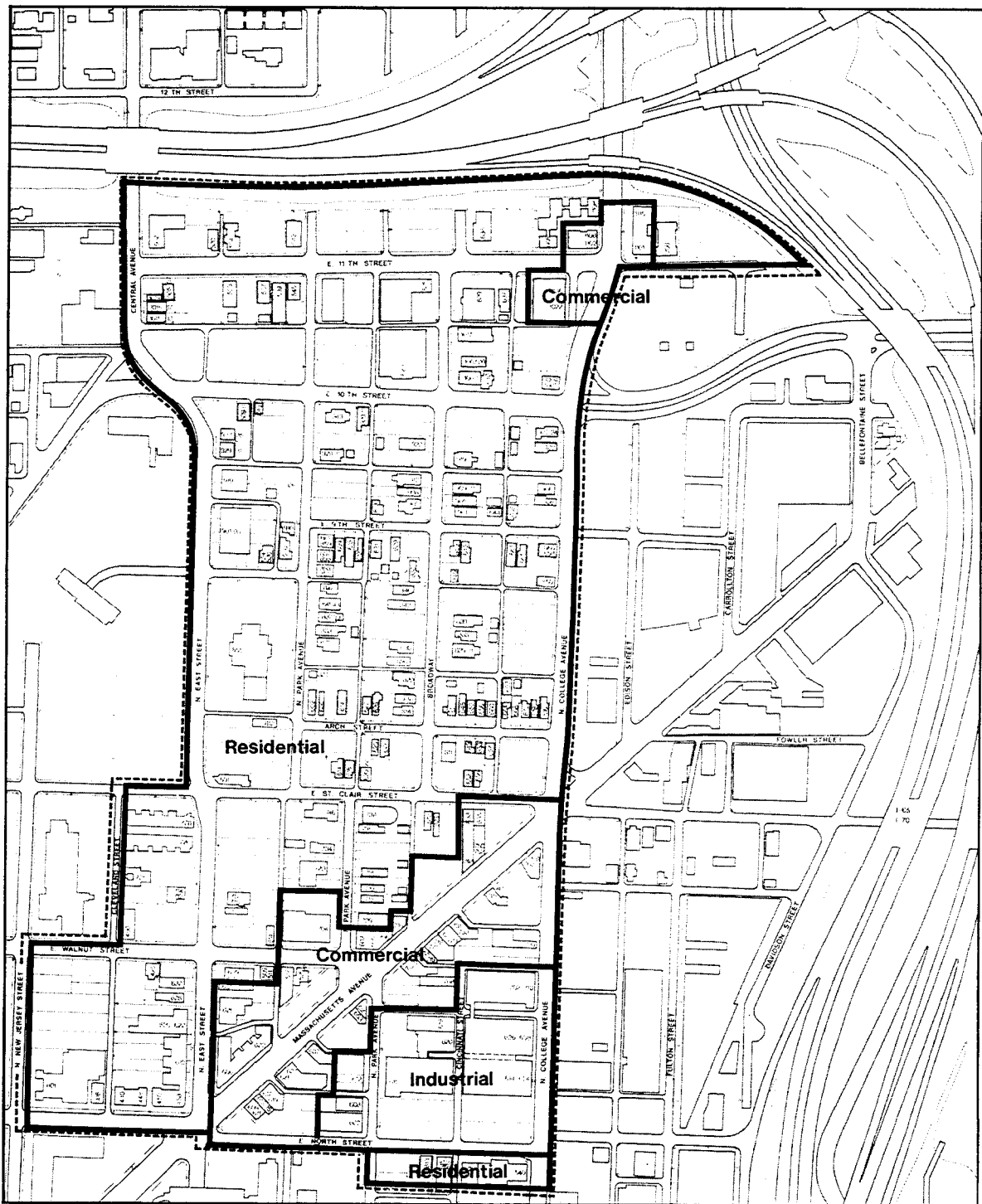
The foremost recommendation regarding land use is to redevelop vacant land for appropriate uses, with an emphasis upon infill housing in the residential area and commercial buildings along Massachusetts Avenue. This redevelopment should be in accordance with the established density, scale and character of the historic district. See "Conceptual Development Plan," page 135, and "Guidelines for New Construction," pages 148 and 149.

The map entitled "Proposed Land Use Pattern" (page 132) should be used as a guide in determining the appropriateness of the establishment of new land uses. The three broad land use categories are defined as follows:

Residential: primarily residential area of medium urban density; primarily single-family houses but including low-rise, multifamily housing

Complementary uses include churches, community centers, schools, daycare centers, and similar special uses

Commercial: primarily commercial uses, but allowing housing and/or offices on the upper floors of buildings



# CHATHAM ARCH HISTORIC DISTRICT

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

PROPOSED LAND PATTERN

0 50 100 250 500 feet



Chatham Arch Historic District Plan prepared by Perry Associates, Architects with the Indianapolis Historic Preservation Commission Staff



Light Industrial: primarily light industrial uses (e.g., printing, warehousing, etc.) that do not generate noise and pollution. If the need should arise, this area will be left open for adaptive re-uses in either of the above categories — residential and/or commercial.

In determining the general boundaries of these three broad land use categories, the reinforcement of the established historic patterns of land use has been paramount. More specific standards for use would ideally be accomplished through the drafting of an ordinance (discussed in a subsequent paragraph).

The continuance of nonconforming or incompatible land uses is to be discouraged. These uses should be phased out with their eventual removal to appropriate areas when possible. Any building or land use in existence at the time of the adoption of the plan that is not in conformity to this proposed land use pattern may continue, but only so long as the owners continuously maintain this use. In addition, a nonconforming use may not be reconstructed or structurally altered to an extent exceeding 50 percent of its market value unless the structure is changed to a conforming use.

The existing zoning classifications for the entire Chatham-Arch area should be reevaluated by the Division of Planning and Zoning. As an optimal recommendation, the plan would advise the drafting of a new historic preservation zoning ordinance (HP) tailored to the area. The adoption of such an ordinance would obviate piecemeal zoning changes and would provide the specific zoning standards that are necessary to guide new development. Because Chatham-Arch is a complex area of diverse land uses, separate sets of standards would need to be developed for various residential, commercial, and industrial uses.

Until such time in the future as the work program of the Division of Planning and Zoning would allow for the drafting of an HP ordinance, consideration should be given to interim solutions to the problems created by existing zoning classifications. The first targets for reconsideration should be those classifications that now require land use variances for uses permitted by the map on page 103, namely, the D-10 in the heart of the residential area; the I-3-U along the south side of Massachusetts Avenue; the C-4 along 11th Street; and the C-1 along College Avenue. Any petitions for changes in zoning must be initiated by the property owners of the area, with the Chatham-Arch Neighborhood Association, Inc. taking a position of leadership and guidance.

Currently there are 18 city-owned lots within Chatham-Arch. To ensure disposition of these parcels for uses in keeping with the historic character of the area, the preparation of a special land disposition plan is recommended. This plan should delineate appropriate uses for each parcel, and special deed restrictions should be drawn to ensure future adherence to the plan. It should be prepared and adopted with the assistance and involvement of the neighborhood association, appropriate city agencies, and other concerned organizations.

## TRANSPORTATION

In the current study under way to evaluate the feasibility of implementing the Thoroughfare Plan's recommendation regarding the upgrading of 10th Street to a primary arterial with expanded right-of-way, the neighborhood organization and

the Department of Transportation should work together toward a mutually agreeable solution to the issue. The opportunity exists for the determination of an alignment with the least possible negative impact upon the neighborhood. Although a four-lane divided roadway with 16-foot-wide median and total right-of-way of 100 feet is recommended as the ultimate design standard, alternatives for narrower dimensions (as narrow as three lanes) are being considered.

The Indianapolis Historic Preservation Commission has provided the Department of Transportation with information on all historic structures that may possibly be in the path of street widening. The project must be sensitive to the need for preserving historic and cultural resources while minimizing negative impacts upon the neighborhood, especially with respect to intradistrict pedestrian circulation. If any historic structure falls within the path of the determined final alignment, consideration must be given to the relocation of the structure to an appropriate site within the district. When formulating costs for various alternative widening proposals, moving costs of structures should be factored along with acquisition and relocation costs.

Although there are no planned improvements anticipated by the year 2000 for other recommendations of the Thoroughfare Plan with respect to upgraded rights-of-way, feasibility studies similar to the current one on 10th Street should be considered for the future. Proposed generators of traffic volumes should first be reevaluated to determine the applicability of primary arterial classification for North Street. Then cost/benefit studies should be undertaken with respect to expanding the rights-of-way of North Street, College Avenue, and East Streets, taking into account the effect upon historic structures as well as the community good.

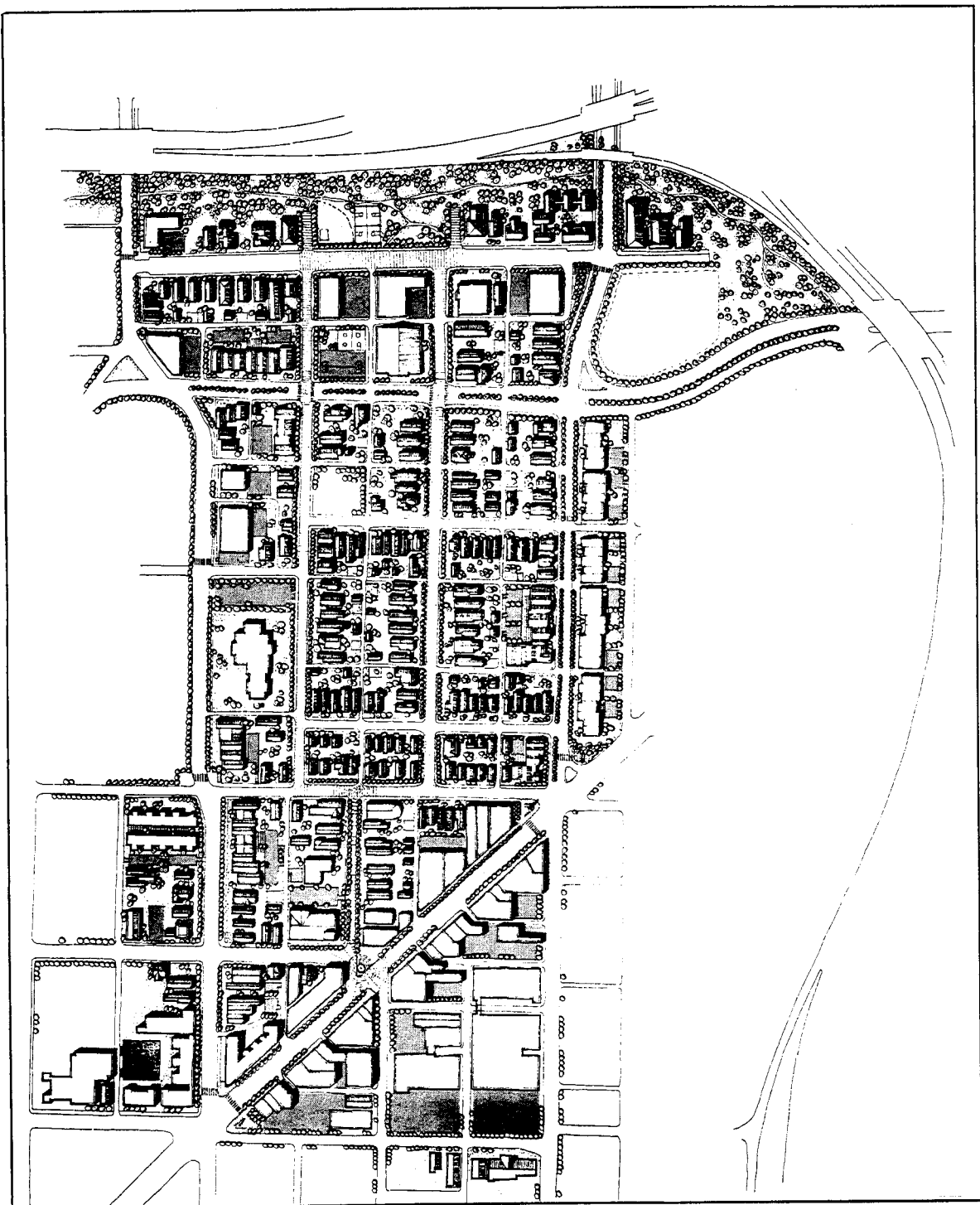
The neighborhood organization has identified a problem with through traffic in their area. As a final recommendation, a study should be undertaken by the Department of Transportation to evaluate the need for stop signs within the residential core for the safety of neighborhood children.

## PUBLIC IMPROVEMENTS

The powerlines and other utility lines which are carried on poles through the area are visually intrusive. Utility companies are encouraged to bury the cables. If it is not feasible to put cables underground, they should be relocated to alleys or along the interstate where they will be less offensive. This is especially important on Broadway, where emergency power lines were installed on a temporary basis a number of years ago. Furthermore, the Indianapolis Power and Light Company is encouraged to work with the neighborhood association in developing a landscaping scheme which would help to screen the power substation from the area.

Until such time as the city-owned lots can be sold for redevelopment, the neighborhood association is encouraged to work with the Department of Public Works in keeping these lots maintained.

The Department of Transportation is encouraged to improve the streets and sidewalks in the area. The neighborhood and the Indianapolis Historic Preservation Commission should work with DOT on special paving in Chatham Square and the preservation of limestone curbs and brick alleys. IHPC has documented



# CHATHAM ARCH HISTORIC DISTRICT

INDIANAPOLIS HISTORIC PRESERVATION COMMISSION

CONCEPTUAL DEVELOPMENT PLAN

0 50 100 200 500 Feet



Chatham Arch Historic District Plan prepared by Perry Associates, Architects with the Indianapolis Historic Preservation Commission Staff

the location of all brick paving, stone curbs, and other historic street features that might otherwise be inadvertently lost through street improvement projects. Pedestrian-level lighting is recommended for the neighborhood streets. Utilities in the area such as sewer, gas, and water were provided early in the history of the area; therefore, many of the lines may be outdated. It is important that, when necessary, existing services be updated.

## LANDSCAPING

All interested agencies, such as Riley Area Revitalization Program, Inc., the Indianapolis Historic Preservation Commission, the Department of Public Works, the Department of Parks and Recreation, and the neighborhood association are encouraged to work together in developing and implementing an overall landscape and/or "urban design" scheme for the area. One focus of the scheme should be a design for Massachusetts Avenue which would promote pedestrian use through landscaping, lighting, and street furniture. The Massachusetts Avenue design should focus on the historic neighborhood center, Chatham Square. A special design for this node could incorporate a fountain (as was once there) as a focal point. (See "Proposed Design Scheme for Chatham Square," page 137.)

Other aspects which should be considered in an urban design plan are: a neighborhood park (to be developed and maintained by the neighborhood); a landscaped interstate greenbelt adjacent to the district on the north; the possible creation of identifiable "gateways" to the area; a tree planting program, which should incorporate large boulevard trees along major thoroughfares and smaller flowering trees along residential streets; and the screening of parking lots, preferably through vegetation, from public view.

## ECONOMIC DEVELOPMENT

The Department of Economic and Housing Development, the Riley Area Revitalization Program, Inc., and the neighborhood association are encouraged to utilize existing programs to promote revitalization of the Chatham-Arch area. General reinvestment in the area would result in a broadened tax base for the city. Existing programs which could be tapped are the National Trust's Inner City Ventures Fund and the Community Development Block Grant programs. Because of the projected decline in the availability of federal funds, the agencies are encouraged to look also to the private sector for assistance.

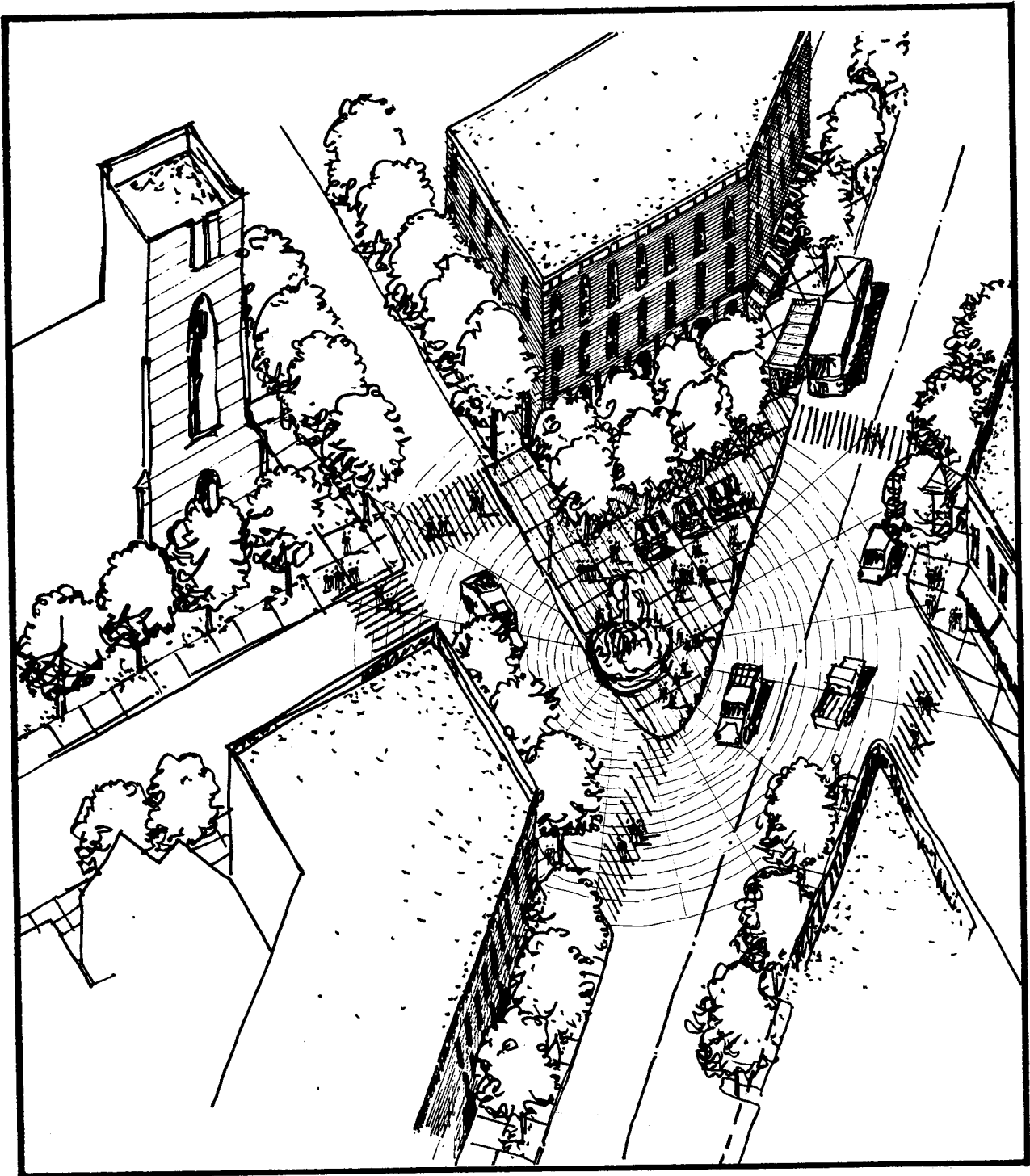
It may be necessary to develop new programs through the public and/or private sector to help in revitalization efforts. There are currently few programs to assist the small businessman in the area. Programs aimed at increasing the percentage of homeownership among the existing residents of the area should also be encouraged.

## CONCEPTUAL DEVELOPMENT PLAN

The conceptual development plan illustrated on page        was prepared by the consultant to demonstrate the tremendous redevelopment potential of Chatham-Arch. This plan is conceptual in nature, suggesting the density that could be reestablished in the area with optimal redevelopment. While the realization of



## **VIII. DESIGN AND DEVELOPMENT STANDARDS**

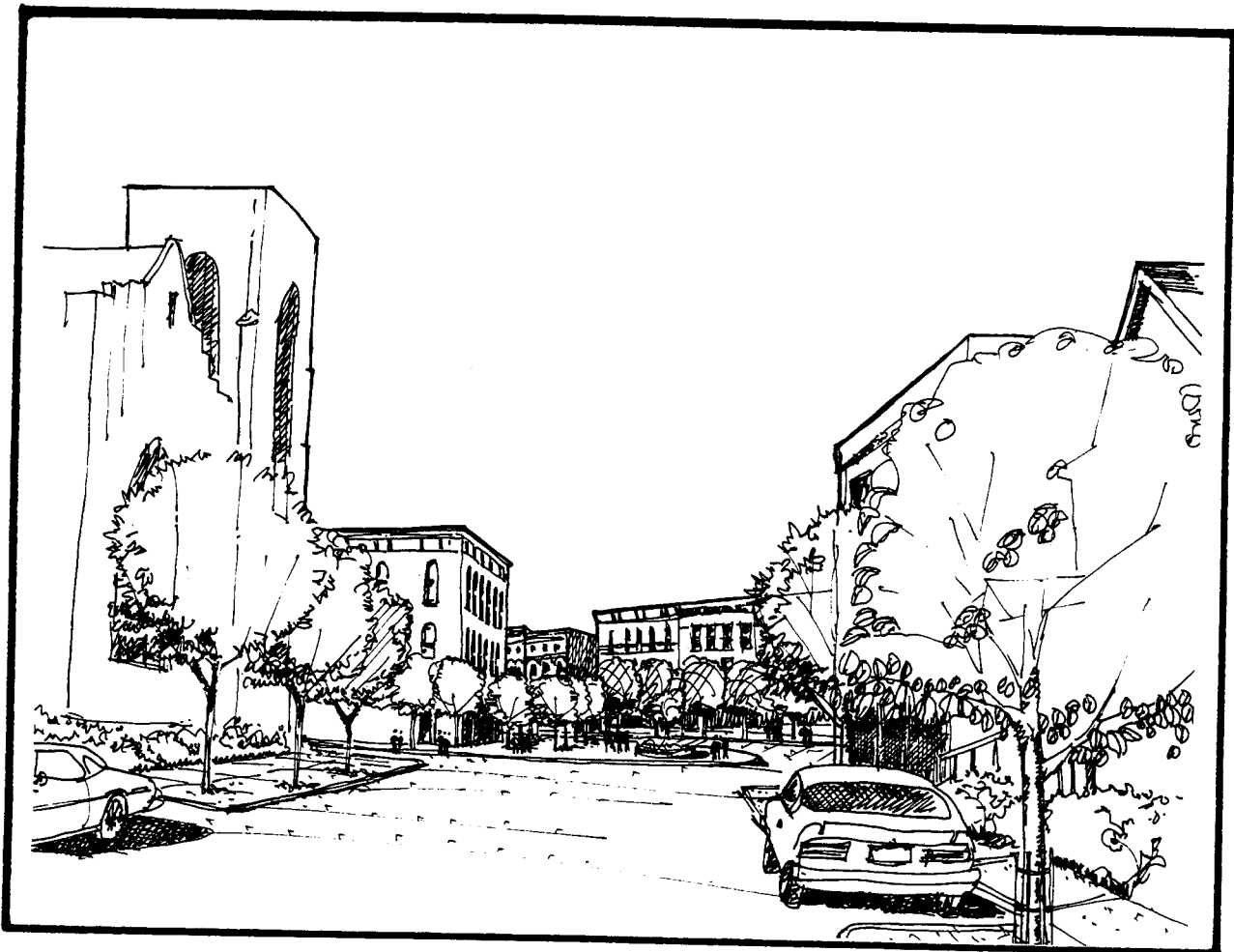


Proposed Design Scheme for Chatham Square  
*Perry Associates, Architects*

all aspects of this plan may seem utopian in nature, the individual suggestions of redevelopment are deemed feasible.

With 39 percent of the land parcels in Chatham-Arch currently vacant, the opportunity for redevelopment is obvious. Illustrated in this plan is the infill that could take place in the residential and commercial sectors. There are 73 additional detached dwellings (whether in the form of compatible new construction or relocated historic structures), largely located within the heart of the district. Six new sites of townhouse or multifamily development exist along the edges of the district where there are a number of contiguous, vacant parcels. Along the Massachusetts Avenue commercial corridor, nine new buildings are illustrated, recreating the former "urban wall" character of the street.

Attention is also drawn to the recommendations for landscaping, which include the planting of trees along nearly every street in the district, and the urban design proposals, such as the special treatment of Chatham Square.



View from E. Walnut Street toward Chatham Square  
*Perry Associates, Architects*

## A. INTRODUCTION

The guidelines presented in this chapter are intended to assist Chatham-Arch residents in their restoration and rehabilitation efforts. They are standards used by the Indianapolis Historic Preservation Commission as a basis for determining the appropriateness of proposed modifications to the structures in Chatham-Arch.

The guidelines have been prepared with the specific needs of historical districts in mind. An identification of sensitive and appropriate rehabilitation techniques is vital to prevent well-meaning but uninformed alterations that might destroy the distinguishing architectural features of a building. The plan supports the rehabilitation of structures to adapt them to the necessities of contemporary life, but at the same time, cautions against modifications that might irreparably damage the historic or architectural integrity of a building.

### DEFINITIONS

The following definitions are provided to distinguish among the various approaches to the treatment of historic buildings.

Stabilization. The act or process of applying measures designed to reestablish a weather-resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Preservation. The act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site. It may include initial stabilization work, where necessary, as well as ongoing maintenance of the historic building materials.

Rehabilitation. The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural and cultural values.

Restoration. The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Reconstruction. The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or a part thereof, as it appeared at a specific period of time.



## B. REHABILITATION GUIDELINES

The following guidelines have been extracted from a federal publication entitled Standards for Historic Preservation Projects.<sup>\*</sup> They are intended to help individual property owners preserve, restore, or rehabilitate the historic buildings, structures, objects, and sites that they own in Chatham-Arch. The Indianapolis Historic Preservation Commission uses these same guidelines in reviewing applications for certificates of appropriateness. (See Section IX, Implementation.)

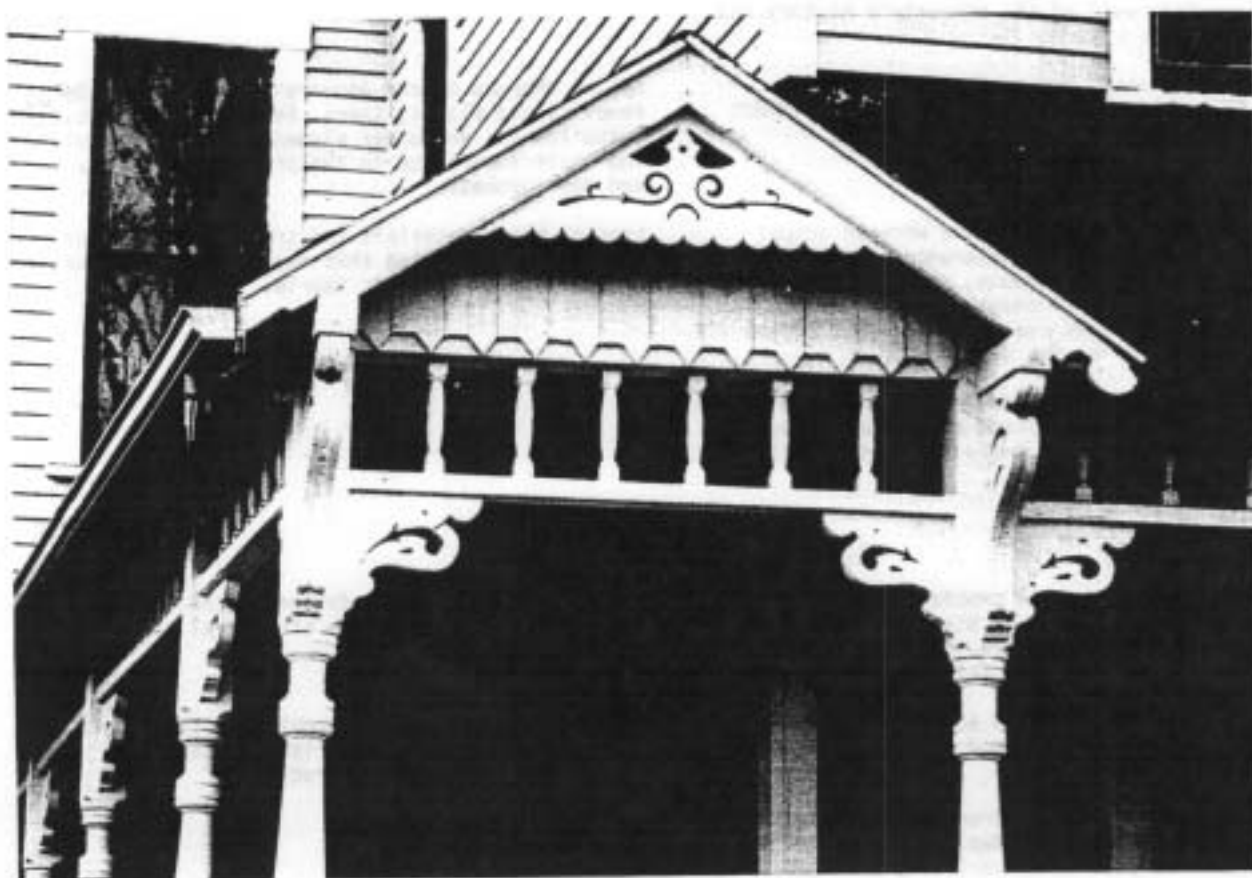
Eight general standards for sensitively rehabilitating historic buildings and structures are set forth below, followed by a detailed checklist of specific actions to be considered or avoided to ensure that the rehabilitation is accomplished without damaging the distinguishing historic character of the building, or the streetscape of which it is a part.

### 1. GENERAL STANDARDS

- Every reasonable effort should be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
- The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- All buildings, structures, and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance should be discouraged.
- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.
- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, should be treated with sensitivity.

<sup>\*</sup> The Secretary of the Interior's Standards for Historic Preservation Projects (Washington, D.C.: U.S. Department of the Interior, Heritage Conservation and Recreation Service, Technical Preservation Services Division, 1979). Copies are available at the IHPC office.

- Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.
- Contemporary design for additions to existing structures or landscaping shall not be discouraged, if such design is compatible with the size, color, material, and character of the existing structure and surrounding neighborhood environment.
- Wherever possible, new additions or alterations to structures shall be done in such a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.



Porch detail of Long House, 846 Broadway  
IHPC photo, 1982, neg

## 2. GUIDELINES FOR APPLYING STANDARDS FOR REHABILITATION

### *Recommended*

### *Not Recommended*

#### The Environment

Retaining distinctive features such as the size, scale, mass, color, and materials of buildings, including roofs, porches, and stairways that give a neighborhood its distinguishing character.

Retaining landscape features such as parks, gardens, street lights, signs, benches, walkways, streets, alleys, and building set-backs that have traditionally linked buildings to their environment.

Using new plant materials, fences, walkways, street lights, signs, and benches that are compatible with the character of the neighborhood in size, scale, material and color.

Introducing new construction into neighborhoods that is incompatible with the character of the district because of size, scale, color and materials.

Destroying the relationship of buildings and their environment by widening existing streets, changing paving material, or by introducing inappropriately located new streets and parking lots that are incompatible with the character of the neighborhood.

Introducing signs, street lighting, benches, new plant materials, fences, walkways, and paving materials that are out of scale or inappropriate to the neighborhood.

#### Building Site

Identifying plants, trees, fences, walkways, outbuildings, and other elements that might be an important part of the property's history and development.

Retaining plants, trees, fences, walkways, street lights, signs, and benches that reflect the property's history and development.

Basing decisions for new site work on actual knowledge of the past appearance of the property found in photographs, drawings, newspapers, and tax records. If changes are made, they should be carefully evaluated in light of the past appearance of the site.

Providing proper site and roof drainage to assure that water does not splash against building or foundation walls, nor drain toward the building.

Making changes to the appearance of the site by removing old plants, trees, fences, walkways, outbuildings, and other elements before evaluating their importance in the property's history and development.

Leaving plant materials and trees in close proximity to the building that may be causing deterioration of the historic fabric.

#### Building: Structural Systems

Recognizing the special problems inherent in the structural systems of historic buildings, especially where there are visible signs of cracking, deflection, or failure.

Undertaking stabilization and repair of weakened structural members and systems.

Supplementing existing structural systems when damaged or inadequate. Replace historically important structural members only when necessary.

Disturbing existing foundations with new excavations that undermine the structural stability of the building.

Leaving known structural problems untreated that will cause continuing deterioration and will shorten the life of the structure.

*Recommended*

*Not Recommended*

Building: Exterior Features

Masonry: Brick, stone, terra cotta, concrete, stucco, and mortar

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Repointing only those mortar joints where there is evidence of moisture problems or when sufficient mortar is missing to allow water to stand in the mortar joint.

Duplicating old mortar in composition, color, and texture.

Duplicating old mortar in joint size, method of application, and joint profile.

Repairing stucco with a stucco mixture that duplicates the original as closely as possible in appearance and texture.

Cleaning masonry only when necessary to halt deterioration or to remove graffiti and stains and always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing significant architectural features, such as cornices, brackets, railings, and shutters.

Retaining the original or early color and texture of masonry surfaces, including early signage, wherever possible. Brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

Wood: Clapboard, weatherboard, and shingles

Retaining and preserving significant architectural features, whenever possible.

Repairing or replacing, where necessary, deteriorated material that duplicates in size, shape, and texture the old as closely as possible.

Applying waterproof or water repellent coatings or surface consolidation treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

Repointing mortar joints that do not need repointing. Using electric saws and hammers to remove mortar can seriously damage the adjacent brick.

Repointing with mortar of high Portland cement content, thus creating a bond that can often be stronger than the building material. This can cause deterioration as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.

Repointing with mortar joints of a differing size or joint profile, texture, or color.

Sandblasting, including dry and wet grit and other abrasives, brick, or stone surfaces; this method of cleaning erodes the surface of the material and accelerates deterioration. Do not use chemical cleaning products that would have an adverse chemical reaction with the masonry materials, i.e., acid on limestone or marble.

Applying new material, which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone, or brick veneer.

Removing architectural features such as cornices, brackets, railings, shutters, window architraves, and doorway pediments.

Removing paint from masonry surfaces indiscriminately. This may subject the building to damage and change its appearance.

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are, in most cases, an essential part of a building's character and appearance that illustrates the continuity of growth and change.

Resurfacing frame buildings with new material, which is inappropriate or was unavailable when the building was constructed, such as artificial stone, brick veneer, asbestos or asphalt shingles, and plastic or aluminum siding. Such material can also contribute to the deterioration of the structure from moisture and insects.

*Recommended*

*Not Recommended*

Building: Exterior Features—continued

Architectural Metals: Cast iron, steel, pressed tin, aluminum, and zinc

Retaining original material, whenever possible.

Removing architectural features that are an essential part of a building's character and appearance and thus illustrate the continuity of growth and change.

Cleaning, when necessary, with the appropriate method. Metals should be cleaned by methods that do not abrade the surface.

Exposing metals that were intended to be protected from the environment. Do not use cleaning methods which alter the color or texture of the metal.

Roofs

Preserving the original roof shape.

Changing the essential character of the roof by adding inappropriate features such as dormer windows, vents, or skylights.

Retaining the original roofing material, whenever possible.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Providing adequate roof drainage and insuring that the roofing materials provide a weather-tight covering for the structure.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Replacing deteriorated roof coverings with new materials that differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Preserving or replacing, where necessary, all architectural features that give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, gutters, downspouts, and lightning rods.

Stripping the roof of architectural features important to its character.

Windows and Doors

Retaining and repairing existing windows and door openings, including window sash, glass, lintels, sills, architraves, shutters, doors, pediments, hoods, steps, and all hardware.

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Duplicating the material, design, and hardware of the older window sash and doors if new sash and doors are used.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

Installing visually unobtrusive storm windows and doors that do not damage existing frames and that can be removed in the future.

Installing inappropriate new window or door features such as aluminum storm and screen window insulating glass combinations that require the removal of original windows and doors or the installation of plastic, canvas, or metal strip awnings or fake shutters that detract from the character and appearance of the building.

Using original doors and door hardware when they can be repaired and reused in place.

Discarding original doors and door hardware when they can be repaired and reused in place.

*Recommended*

*Not Recommended*

Building: Exterior Features—continued

Entrances and Porches

Retaining porches and steps that are appropriate to the building and its development. Porches or additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural features of wood, iron, cast iron, terra cotta, tile and brick.

Removing or altering porches and steps that are inappropriate to the building's development and style.

Stripping porches and steps of original material and architectural features such as handrails, balusters, columns, brackets, and roof decorations of wood, iron, cast iron, terra cotta, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

Building: Exterior Finishes

Discovering the historic paint colors and finishes of the structure and repainting with those colors to illustrate the distinctive character of the property.

Removing paint and finishes down to the bare surface; strong paint strippers, whether chemical or mechanical, can permanently damage the surface. Also, stripping obliterates evidence of the historical paint finishes.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

New Construction

Keeping new additions and adjacent new construction to a minimum, making them compatible in scale, building materials, and texture.

Designing new work to be compatible in materials, size, scale, color, and texture with the other buildings in the neighborhood.

Using contemporary designs compatible with the character and mood of the building or the neighborhood.

Designing new work which is incompatible with the other buildings in the neighborhood in materials, size, scale, and texture.

Imitating an earlier style or period of architecture in new additions, except in rare cases where a contemporary design would detract from the architectural unity of an ensemble or group. Especially avoid imitating an earlier style of architecture in new additions that have a completely contemporary function such as a drive-in bank or garage.

Adding new height to the building that changes the scale and character of the building. Additions in height should not be visible when viewing the principal facades.

Adding new floors or removing existing floors that destroy important architectural details, features, and spaces of the building.

Protecting architectural details and features that contribute to the character of the building.

*Recommended*

*Not Recommended*

New Construction—continued

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

Mechanical Systems

Installing necessary mechanical systems in areas and spaces that will require the least possible alteration to the structural integrity and physical appearance of the building.

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical systems.

Utilizing early mechanical systems, including plumbing and early lighting fixtures, where possible.

Attaching exterior electrical and telephone cables to the principal elevations of the building.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Concealing or "making invisible" mechanical equipment in historic walls or ceilings. Frequently, this concealment requires the removal of historic fabric.

Installing "dropped" acoustical ceilings to hide mechanical equipment. This destroys the proportions and character of the rooms.

Insuring adequate ventilation of attics, crawlspaces, and cellars to prevent moisture problems.

Installing thermal insulation in attics and in unheated cellars and crawlspaces to conserve energy.

Installing foam, glass fiber, or cellulose insulation into wall cavities of either wooden or masonry construction. This has been found to cause moisture problems when there is no adequate moisture barrier.

Safety and Code Requirements

Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Working with local code officials to investigate alternative life safety measures that preserve the architectural integrity of the building.

Investigating variances for historic properties allowed under some local codes.

Installing adequate fire prevention equipment in a manner that does minimal damage to the appearance or fabric of a property.

Adding new stairways and elevators that do not alter existing facilities or other important architectural features and spaces of the building.

Adding new stairways and elevators that alter existing exit facilities or important architectural features and spaces of the building.

## C. BUILDING DEMOLITION GUIDELINES

The large-scale deterioration and demolition that has already occurred in Chatham-Arch makes each surviving building more valuable as part of the historic environment. Further demolition would only create irreparable gaps in the historic fabric of the streetscape and would mar the character of the area. Therefore, the demolition of any existing historic building or structure can be justified only in extreme cases.

The following guidelines are not restricted to entire structures but also apply to components and additions to buildings which may also have historic value. (For example, an early-20th-century, Neoclassical porch added to an 1870s Italianate house.) If such demolitions are done without careful research and forethought, they could have a negative effect on the architectural integrity of the building and could diminish the character of the street.

When a request for the demolition of a building is presented to the Indianapolis Historic Preservation Commission, the following guidelines will be followed in determining the appropriate action.

### CONDITION

Demolition of a building will be justifiable only when the damage to the structural system is so extensive that the building presents an immediate and substantial threat to the health and safety of the public. In certain instances, demolition of selective parts of the building will be authorized after proper evaluation by the Indianapolis Historic Preservation Commission.

### SIGNIFICANCE

The Commission will consider the architectural and historical significance of the structure in relation to the street and to the district as a whole. These same considerations will be given to parts of the building fabric in relation to the evolution of the structure. They will also consider how the loss of a building, or demolition of a portion thereof, will affect the character of the district, the neighboring buildings, and in the case of partial demolition, the building.

### ECONOMICS

The Commission will consider the economics involved and whether the rehabilitation of the structure is feasible. Consideration will be given to the owner's financial ability to rehabilitate; to other sources of funding available; and to the possibility of selling to a person or agency financially capable of rehabilitating the structure.

### USE

The Commission will also consider the proposed use of the land once it is cleared, and whether the use fits into the Historic Area Plan as adopted. The use's potential contribution to the overall revitalization of the district must be taken into account.



## D. GUIDELINES FOR NEW CONSTRUCTION

The purpose of historic area designation is to preserve the character of an area or a building. Unfortunately, in Chatham-Arch (as in other older neighborhoods of Indianapolis) a certain amount of building demolition has taken place, thereby creating vacant lots that give a sparse look to some streets. As recommended earlier in the plan, vacant lots should be used for infill housing, primarily of new construction, but also allowing for relocation of threatened historic buildings from outside the district.

The following concepts and criteria were prepared to assist those persons planning new construction in Chatham-Arch. These guidelines are used by the Indianapolis Historic Preservation Commission for the review of applications for certificates of appropriateness. Commission approval is required before a building permit is issued by the Division of Buildings of the City of Indianapolis. Therefore, it is strongly recommended that review by the Commission be made a part of the design process as early as possible during the conceptual phase of any proposal. Early involvement of the IHPC will help in arriving at a solution compatible with the character of historic Chatham-Arch.

### 1. FUNDAMENTAL CONCEPTS

- Chatham-Arch is a historic neighborhood unique to Indianapolis. It represents a specific period in the development of the city. Attempts to design new construction modeled after other historic communities—whether Georgetown, Savannah, Williamsburg, or New Harmony—are not appropriate.
- The architectural design of any period reflects the technology, construction methods, and materials available at that time. Therefore, today's architecture should reflect the design approaches, technology, and materials currently accessible. Imitation of "period" styles in buildings of new construction is not appropriate in any historic area. Mimicking the traditional designs characteristic of an area will dilute the quality of the existing structures and will threaten the integrity of the district.
- Newly designed buildings should not detract from the historic character of Chatham-Arch. Form, scale, mass, and texture are all elements that allow classification of a particular building into type and/or style categories. The concentration of a certain type or style of building, and/or the mixture of types and styles, are the ingredients that give the area its quality. New construction must relate the elements of the new building to the characteristics of the historic district and its individual components.
- New buildings should clearly indicate, through their design and construction, the period of their integration within the district.

## 2. BASIC CRITERIA FOR NEW CONSTRUCTION

The following criteria should be applied to the redevelopment of the entire parcel, including the outbuildings and landscape features as well as the primary building. They should be taken into consideration in planning and evaluating all new construction.

### a. Location

Any new construction must reflect the traditional location and relationship of buildings on their sites. This includes setback from streets, spacing among buildings, and orientation of openings to the street and neighboring structures. In addition, the location of the buildings must respect significant landscape features on the site.

### b. Scale

New construction must respect certain standards of scale in order to maintain the district's special qualities. Overall building height and massing, relationships of primary buildings to secondary buildings, landscape elements — all must be consistent with the surrounding architecture and spaces.



Canby/Depew House, 746 N. Park Avenue  
IHPC photo, 1979, m/c

## E. GUIDELINES FOR RELOCATING STRUCTURES

Chatham-Arch can benefit from the practice of moving endangered buildings from other areas of the city to suitable vacant lots in the historic district. This practice not only helps revitalize the historic area — it helps save endangered historic resources that are not part of preservation districts. The buildings and structures selected for relocation should meet these guidelines:

- A certificate of appropriateness issued by the Indianapolis Historic Preservation Commission is required for any building moved into the historic Chatham-Arch area. The IHPC staff should be consulted as to the suitability of the structure to the district and the adequacy of the new site to receive the building being relocated.
- The building or structure must be in danger of being demolished and/or must have lost all contextual meaning.
- The building or structure must be significant either historically or architecturally. Its significance may derive from its being an excellent, though typical, example of a particular building style or type.
- The building or structure must be compatible with the buildings adjacent to the proposed relocation site.
- Buildings must not be moved within the boundaries of the Chatham-Arch area unless they are threatened in their present location by unusual or unforeseen circumstances. Since the historical context of a historic structure is lost through relocation, consideration must be given to keeping it on its historic site and maintaining its relationship with neighboring buildings. Present-day conceptions of spacing between buildings and factors of mere convenience must not result in the unnecessary disturbance of historic patterns.
- Buildings must not be moved from other designated historic areas or from potential historic areas unless their future existence is immediately threatened.
- All set back and height criteria as outlined under the guidelines for new construction should be met by the building being relocated.

When moving a building from its site to another location, some consideration should be given to: the possible damage it may receive in the process; the characteristics of the new site; and how soon after relocation it will be rehabilitated.

Although some minor damage to a building is expected during a move, especially to the interior finishes (plaster of ceilings and walls, chimney flue, windows), the structural elements need not be affected. It is very important to plan the move carefully. Before the building is taken from its foundation, it should be

braced. All buildings are designed as static structures — the introduction of lateral motion will create a new set of loading conditions for which the building was not designed. The windows and doors should be reinforced with diagonal bracing to maintain them true to square; this will prevent the breaking of glass panes and the loosening of the frames. Chimneys should be reinforced on the interior of the building and disassembled above the roof line.

The suitability of the relocation site to receive the building should be ascertained. In many instances, a lot selected for a relocated building will have had a building on the site at one time. The lot should be inspected and the depth of the foundations of the demolished structure determined. Whether the former building had a basement or a crawl space, filling and regrading of the site was done at the time of the demolition. Determining the depth of the old foundation is essential for the stability of the relocated structure. The foundation of all buildings should always rest on undisturbed ground. The portion of the site that was filled and regraded most likely will be unconsolidated ground containing much construction debris. This is not suitable for load-bearing purposes. It is advisable that the masonry materials of the existing foundation be salvaged, if possible, for reuse in the new location.

Equally important considerations are the orientation of the new site — north, south, east, and west — and the drainage of the site. The orientation of the relocated building should be, if at all possible, the same as it formerly was. Since the location of windows, porches, and the depths of roof overhangs are directly related to orientation, a change of this nature may have an effect on the comfort of the occupants.

Adequate drainage of the site should be provided. The finish grade of the lot should slope away from the building. During the preparation of the site to receive the relocated structure, a suitable finished floor elevation of the first story should be established. The elevation should be designed to accommodate provisions for natural lighting and ventilation if a basement is to be built, or proper distance from the bottom of the joists to the ground if a crawl space is contemplated.

If a relocated building is not going to be rehabilitated soon after its move to the new site, the Indianapolis Historic Preservation Commission strongly recommends that all openings be boarded securely according to code. (For information on the subject, contact the IHPC or the Division of Code Enforcement of the City.) It is imperative that the buildings, while awaiting renovation, be maintained weather-tight and free of risks to the health and safety of the public. It is strongly recommended that the exterior rehabilitation of the building be undertaken within six months of its relocation.

## F. PARKING GUIDELINES

The demand for parking in Chatham-Arch will increase as development occurs on vacant lots and as vacant and underutilized buildings are rehabilitated and utilized to capacity. The major areas of impact will be Massachusetts Avenue and the Real Silk complex.

The parking guidelines presented in this section are standard parking requirements listed in the residential, commercial, and industrial zoning ordinances of Marion County, Indiana. These requirements are applicable to parking in Chatham-Arch. If parking requirements for a particular site cannot be met, a variance is necessary. In certain cases, application for certificates of appropriateness for parking should be evaluated on an individual basis according to the requirements of the use and the limitations of the site.

### 1. RESIDENTIAL STANDARDS

The following standards are taken from the "Dwelling Districts Zoning Ordinance of Marion County, Indiana," 1966.

- For every one-family dwelling, there should be at least two off-street parking spaces provided.
- For every attached multifamily dwelling or detached single-family cluster dwelling, off-street parking spaces must be provided at the ratio of one parking space per living unit. In addition, all parking lots must meet the development requirements of Chapter II, Section 2.17E, p. 75 of the above-cited ordinance.

### 2. OFFICE AND COMMERCIAL STANDARDS

The following standards are taken from the "Commercial Zoning Ordinance of Marion County, Indiana," 1969.

- Professional or governmental office: one parking space for each 200 square feet of gross floor area
- Museums, community centers, civic clubs, philanthropic and eleemosynary institutions: parking space for each 400 square feet of gross floor area
- Retail stores generating heavier auto traffic, including, but not limited to, supermarket and other food stores, ice-cream parlors, bakeries, drugstores, beauty and barber shops, and dime stores: one parking space for each 150 square feet of gross floor area
- Retail stores generating lighter auto traffic, including, but not limited to, furniture, jewelry, gifts, hardware, appliance stores, and the like; personal service shops; household or equipment repair shops; clothing and shoe repair shops; interior decorating shops; and wearing apparel shops: one parking space for each 300 square feet of gross floor area.

For any additional information concerning commercial regulations (i.e., landscaping, signs, setbacks, and loading requirements), consult the "Commercial Zoning Ordinance of Marion County, Indiana," or contact the Department of Planning and Zoning, 2122 City/County Building, Indianapolis.

### 3. INDUSTRIAL STANDARDS

The following standard is taken from the "Industrial Zoning Ordinance of Marion County, Indiana," 1978.

- A minimum of one parking space will be provided for every two persons on the premises. This is based on the greatest estimated number of persons at any one period during the day or night.

For additional information concerning industrial regulations, consult the above-cited ordinance or contact the Department of Planning and Zoning, 2122 City/County Building, Indianapolis.

### 4. RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PARKING LOTS

Additional guidelines for the development of parking lots are as follows:

- Parking lots should be hard surfaced with a material compatible with materials used in the rest of the neighborhood.
- Parking lots should be screened on sides viewed by adjoining properties or a public way. Trees, as well as lower shrubbery, should be included in landscape planning. (See VIII-G, Landscaping Guidelines.)
- Parking lot lighting if needed must cause as little disruption as possible and should be shielded so that it does not shine directly onto abutting property or any public way.
- Signs should be kept to a minimum and be well designed. (See VIII-H, Sign Guidelines.)
- Delineation of individual spaces should be accomplished through changes in material and textures rather than painted lines.
- Car stops should be designed to be attractive as well as stable.

## G. LANDSCAPING GUIDELINES

The Department of Parks and Recreation is responsible for the location and control of trees in or upon all public streets, alleys, rights-of-way, places, and parks in Marion County. Their regulations for trees within the public right-of-way are as follows.

- No tree shall be planted in any public street, alley, way, place, or park in Marion County less than 40 feet from any other tree planted along the same street, alley, way, place, or public park, or at a distance of less than two feet from any established sidewalk or curb bordering any public street, alley, way, or place, except by written permission of the department.
- No persons shall plant any shade or ornamental tree on or in any portion of a public street, alley, way, place, or park in Marion County, unless the department first shall have approved the variety, designated the location, and granted a special permit for such planting. A similar permit is required for the removal of any shade or ornamental tree.
- All flora planted with the Department's permission, by any person in or on any public street, alley, way, place, or park shall be trimmed by any abutting owner or occupant so as not to obstruct such public street, alley, way, place, or park. The city shall not place, nor permit to be placed, any tree or flora that will cause or tend to cause a hazardous or unsafe condition either for pedestrians or motorists.

In addition to the Department of Parks and Recreation regulations, a certificate of appropriateness must be obtained for landscaping in Chatham-Arch (See Section IX, Implementation.)

### SUGGESTED STREET TREES

The following list of trees are varieties suitable for planting along any public street, alley, way, place, or park: *Acer platanoides* (Norway maple), *Acer rubrum* (red maple), *Celtis occidentalis* (hackberry), *Carpinus betulus* (European hornbeam), *Liriodendron tulipifera* (tuliptree), *Quercus rubra* (red oak), *Koelreuteria paniculata* (golden rain tree), *Liquidambar styraciflua* (sweet gum), *Fraxinus* species (green or blue ash), *Phellodendron amurense* (Amur cork-tree), *Sophora japonica* (Japanese padoda-tree), *Tilia cordata* (little-leaf linden), *Ginkgo biloba* (maidenhair tree), *Cleditsia triacanthos inermis* (thornless honey locust), *Platanus* species (all plane trees or sycamores).

The following tree species shall not be used by anyone for planting along any public street, alley, way, place, or park: *Acer negundo* (box elder), *Acer saccharinum* (silver maple), *Catalpa bignoniodes* (southern catalpa), *Populus nigra* "Italica" (Lombardy poplar), *Populus eugenei* (Carolina poplar), *Salix* species (all willows), and *Ulmus pumila* (Siberian elm).

## LANDSCAPING STYLES

As an indication of types of landscaping styles that were prevalent in the Chatham - Arch area from the mid-19th to the early 20th century, the following examples are presented. (This list could serve to aid in landscape restoration; it is not necessarily what is required for Chatham - Arch or appropriate for each specific property.)

### 1856 to 1881<sup>\*</sup>

- Scattered trees—individual or isolated
- Wooden picket fences
- Isolated specimen shrubs
- Evergreen specimen shrubs
- No foundation plantings
- Trees surrounded by bedding plants
- Vines on porches
- Orchards and vegetable gardens.

### 1881 to 1906<sup>\*</sup>

- Trees defining property lines
- Shorter wooden fences
- Isolated specimen trees
- No foundation plantings
- Carpet bedding and geometric flower beds scattered in yards
- Urns, statues, "embellishments"
- Orchards and vegetable gardens.

For a comprehensive listing of flowers, bedding plants, shrubs, trees, and vines documented for the period from 1850 to 1900, see the following source: Rudy J. and Joy P. Favretti, Landscapes and Gardens for Historic Buildings: A Handbook for Reproducing and Creating Authentic Landscape Settings (Nashville, Tennessee: American Association for State and Local History, 1978), pp. 155-174.

#### <sup>\*</sup> Source

May Theilgaard Watts, Reading The Landscape of America, rev. ed. (New York, NY: McMillan Publishing Company, 1975).



## H. SIGN GUIDELINES

Sign control is needed in Chatham-Arch to maintain attractive streetscapes and to ensure that future signs do not detract from the area's historic character. This can be accomplished without harmful effects on the safety, identification, and interest-generating values of signs.

Signs are erected by both the private and public sector. The "Sign Regulations of Marion County, Indiana" (71-A0-4), adopted as a general ordinance on February 21, 1972, regulates privately erected signs within the different zoning districts. These regulations must be adhered to throughout Marion County in order to receive a sign permit. (For information, contact: Indianapolis Department of Metropolitan Development, Division of Planning and Zoning.)

In addition, signs within Chatham-Arch must be approved through the certificate of appropriateness process. All applications must specify size, shape, location, colors, mounting, number, and lighting related to the proposed signs. In review of the sign applications, the Indianapolis Historic Preservation Commission will take into account, but not be limited to, the following considerations.

- Overall design — including color, shape, size, letter, type, etc., — should harmonize with the existing historic fabric of the street on which it appears.
- Location should not obstruct important sites or potentially attractive views.
- Mounting should conceal the least amount of architectural detail possible and should involve the least amount of damage to the historic character of the building.
- Lighting must not unduly detract from nor disturb the historic character of the neighborhood.
- The duration of the sign (whether it is permanent or temporary in nature) must be stated.
- Compliance with other applicable sign regulations is required.

The following guidelines relate specifically to commercial buildings.

- Projecting signs at right angles to the facade and signs applied to the building face should be placed no higher than the sill of the second floor windows.
- Signs must relate to, rather than obscure and disrupt, the design elements of the building to which it is attached.
- Signs on canopies and awnings may be allowed, with advertisement generally restricted to the face of the projection.

- Signs should be removed when they no longer relate to the activities being conducted or when a business use ceases.

Another concern is nonconforming and outdated signs, unless historic in nature. Billboards especially create visual conflict with the environment by the nature of their size, location, and general design. The plan encourages the removal of existing billboards.

Signs placed by the public sector normally pertain to the Department of Transportation. These are regulated by the "Indiana Manual on Uniform Traffic Control Devices for Streets and Highways" adopted by the Indiana State Highway Commission. Where possible, they should reflect the character of the historic area.

There is some flexibility in the size, location, height, number, and design of street signs. The neighborhood organization of Chatham-Arch may wish to explore the following variations of standard sign policy with representatives of the Department of Transportation.

- Use of minimum rather than the standard size and height of signs
- Reduction in number of signs by consolidation and elimination of unnecessary or duplicate signs
- Greater use of symbols rather than written messages where possible
- Use of documented historical signs where appropriate.



Ghost of Quaker Oats sign on west side of 707-711 Massachusetts Avenue  
IHPC photo, 1981, not

# I. PAINT COLOR GUIDELINES

A very significant component of a historic district is its visual character. The elements that contribute to the visual quality of the area are the density of land use, the landscaping of the streets and private properties, the form and mass of its buildings, and the construction materials utilized. In the Chatham-Arch historic area, most of the buildings are of wood frame construction, dating back to the latter part of the 19th century. Traditionally paint has been used as a surface treatment for the protection of wood; its use for decoration, through the addition of color pigments to the base paint, came about as a reflection of aesthetic ideals. The choice of paint color to define the design of a building is as important as the choice of construction materials.

The use of paint colors as exterior decoration for American buildings evolved from a very simple treatment of architectural elements during the Federal and Greek Revival periods to the degree of complexity achieved in the 1890s. The rich ornamentation and variety of building form in the late 19th century was complimented by the use of paint colors to highlight or emphasize certain elements of a building. Beginning in the mid 19th century, color treatment was based on the ideal of establishing a harmonious relationship between a building and its natural environment. Only those colors found in nature were deemed appropriate for use. It was more an understanding of nature and its laws with regard to colors than a matter of "good taste." Use of color was an aesthetic expression of romantic ideals. As technological advances were made in the production of more diverse paint pigments, and as aesthetic ideas changed from those of the 1850s and 1860s, greater choice in paint color was expressed.

In re-creating the character of a historic district, the selection of appropriate building surface treatments should be approached carefully. Devising a proper paint color scheme should be based on traditional concepts relating to the period and the style of a building. Research, documentation, and analysis of the exterior finishes of the building will provide the basic data for the work to be done.

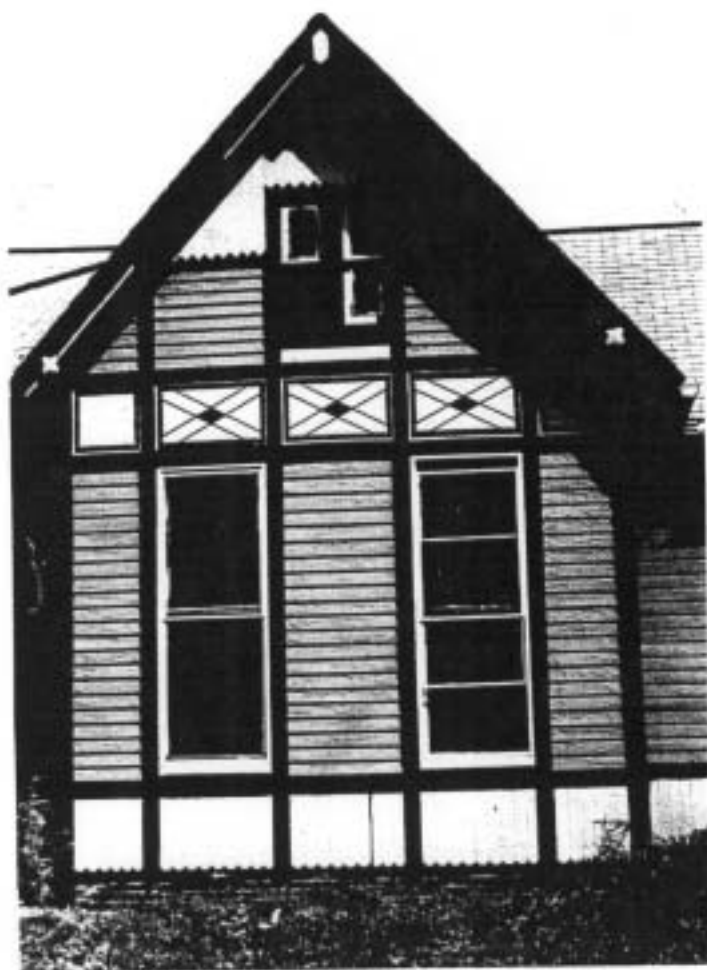
There are three basic ways to approach exterior paint work for a historic building: as a restoration of the building to some period in its history, as a re-creation of its appearance at a particular era, or as an interpretation of the concepts prevalent during a certain period. All three methods require varying degrees of research, documentation, and analysis.

The restoration approach is supported from scientific data obtained from samples of distinct layers of paint taken from different areas of a building. Extensive research of the architectural history of the building, its builder or architect, and its occupants will help further document the building. Analysis of the samples by chemical or spectroscopic methods will provide accurate information about the composition of the paint. This information can then be referenced to a standardized color chart (Munsell chart), and the particular color can be duplicated. Factors such as weathering, breakdown of the oil vehicle due to solar radiation, the effects of accumulated dirt, and impurities in the pigments must be taken into account for obtaining an accurate replica.

The color re-creation approach also requires research, documentation, and analysis, though to a lesser degree than the restoration approach. The paint colors obtained from the sample are matched visually against a color paint chart contemporary to the period. This method of approximating color is adequate for most historic building renovation work not requiring a museum quality approach, especially since modern paint rarely duplicates a period paint in color, tone, or character. It is always important to save paint samples for documentation in future renovation or restoration work.

In some instances, a homeowner might desire a color scheme different than what the record of colors indicates. The color selection then can be made from a formulated "period" chart or a paint chart of current manufacture. This method of color interpretation is acceptable, as long as the basic concepts of color treatment of buildings are observed. The writings of contemporary authorities on the subject of paint choice might be consulted to help understand these concepts.

Appendix D is an annotated bibliography of some of the most useful sources to consult in determining historically accurate paint colors and in dealing with the special problems of painting historic houses.



Tricolor paint scheme accentuates details of 842 Broadway  
IHPC photo, 1981, no. 1

## **IX. IMPLEMENTATION**

## A. INTRODUCTION

Many of the means necessary to oversee the implementation of the planning recommendations are already in place. Implementation can only be successful with the central involvement of residents, private lenders, private owner-investors, and various governmental agencies. The public and private sectors are capable of supporting complementary activities. Only by working cooperatively can neighborhood objectives be achieved. The Chatham-Arch Neighborhood Association, Inc. has begun to obtain the cooperation of these various groups. Indiana National Bank has indicated interest in the area, as have other private institutions. The development of this plan is a major step toward greater involvement of the various local governmental agencies.

It must be emphasized that funding capabilities of the involved agencies may not immediately support implementation of all strategies. However, when determining a scope of activities in Chatham-Arch, individual agencies should acknowledge the planning recommendations. But the ultimate responsibility for implementation lies with the individual agencies, which must study the feasibility of such recommendations and decide according to their budget from year to year. The neighborhood association should continue to lead efforts and to work closely with the Indianapolis Historic Preservation Commission, the various divisions of the Department of Metropolitan Development, the Riley Area Revitalization Program, Inc., and the Indianapolis office of Historic Landmarks Foundation of Indiana to coordinate and plan annual goals and objectives.

## B. IMPLEMENTING AGENCIES

The following is a listing of agencies with the potential to implement the recommendations put forth in this plan. All of the recommendations require an ongoing commitment from both public and private agencies.

### RILEY AREA REVITALIZATION PROGRAM, INC. (RARP)

This agency was organized by area ministers and businessmen for the promotion and revitalization of the northeast quadrant of the Regional Center, roughly bounded by Interstates 65 and 70, Washington Street, and Meridian Street. RARP is now incorporated as a not-for-profit organization with a full-time staff of professional planners. In 1981 they were responsible for administering the Storefront Rebate Program and the Paint-Up/Fix-Up Program for Chatham-Arch. A number of working committees are already involved in achieving many of the goals and recommendations set forth in this plan, including the Commercial-Industrial Committee and the Design Review Committee.

### HISTORIC LANDMARKS FOUNDATION OF INDIANA (HLFI)

Historic Landmarks is a not-for-profit organization devoted to the preservation of historical and architectural resources throughout Indiana. The Indianapolis office of Historic Landmarks concentrates their activities in Indianapolis/

Marion County and has undertaken Chatham-Arch as one of their primary projects. Various services are provided, from referrals to the purchase and resale of properties.

#### DEPARTMENT OF METROPOLITAN DEVELOPMENT (DMD)

DMD is a department of the City of Indianapolis organized into five agencies which are involved in the physical development of the city. The divisions are as follows:

Indianapolis Historic Preservation Commission (IHPC): The IHPC is a public agency created by a statute of the State of Indiana in 1967. Its purpose is to promote, facilitate, and accomplish the preservation of the historic buildings and areas of Indianapolis/Marion County.

Division of Buildings: This agency is responsible for three major programs, including the inspection of construction activities to ensure compliance with the applicable building codes. The division also issues licenses to general contractors and permits for construction activities.

Division of Code Enforcement: This division is responsible for the inspection of various facilities, objects, and structures to ensure their compliance with the various city codes. Activities involve inspection of parking lots, signs, and the demolition, boarding, or repair of hazardous structures. Enforcement of zoning and sign ordinances is also the responsibility of this agency.

Division of Economic and Housing Development (DEHD): This agency is responsible for most of the housing and development activities promulgated by the city. Various programs within the division include housing counseling, housing rehabilitation, economic development, and other such development projects.

Division of Planning and Zoning (DPZ): DPZ is responsible for the many planning activities involved in guiding the future physical development of Marion County. It is also responsible for the administration of zoning, which involves the review and processing of zoning, variance approval, etc.

#### DEPARTMENT OF PUBLIC WORKS (DPW)

Public Works is responsible for the maintenance and disposal of city-owned properties. This includes land and buildings acquired through non-payment of back taxes.

#### DEPARTMENT OF TRANSPORTATION (DOT)

All transportation routes and their maintenance are the responsibility of DOT. This agency is also responsible for implementation of the Marion County Thoroughfare Plan.

#### DEPARTMENT OF PARKS AND RECREATION (DPR)

Parks and Recreation develops and maintains all city-owned parks in Marion County. This division has also been responsible for the planting of street trees and other landscaping within the public rights-of-way.

## C. PROCEDURE FOR CERTIFICATES OF APPROPRIATENESS

The adoption of this preservation plan by the Indianapolis Historic Preservation Commission and by the Metropolitan Development Commission officially designates Chatham-Arch as a "historic area." This official designation gives the Historic Preservation Commission authority to review proposed structural alterations and design changes made to individual properties within Chatham-Arch. The enabling statute of the Historic Preservation Commission, IC 1971-18-4-22, provides the Commission with the necessary legal authority to make design review decisions within officially designated historic areas. Once this preservation plan is adopted by the Metropolitan Development Commission, it becomes part of the Comprehensive Plan of Marion County.

### 1. SCOPE OF PROTECTION ALLOWED BY STATUTE

- a. Historic area review and subsequent certificates of appropriateness are required for rehabilitation, renovation, alteration, demolition, or new construction to any part of the exterior facade, front grounds, outbuildings, or landscape features that exist on the site. The purpose of the review is to protect and preserve the existing historic character of individual properties and the district as a whole. Historic area review shall include, but not be limited to, the following items: changes to existing exterior facades, roofs, windows and doors, porches, fencing, exterior light fixtures, walks, driveways, front and side trees, bushes or other landscaping, siding, brick, painting (color), antennae, swimming pools, etc. Review should also consider details, texture, form, proportions, relationships, massing, and scale of the existing historic fabric to ensure that new construction and alterations of existing structures complement the historic character of the neighborhood.

Historic area review is not required for: interior changes; the routine repair and ordinary maintenance of any exterior feature that does not involve a change in design; or any structural alteration required for public safety due to a hazardous condition.

- b. Historic area review and a certificate of appropriateness are required for all new construction—residential units, commercial buildings, and outbuildings—in the Chatham-Arch Historic Area.
- c. Historic area review and a certificate of appropriateness are required for a building or structure that is being relocated into Chatham-Arch to ensure compatibility with its new site. The preservation plan endorses the concept of moving historic structures into the neighborhood only if the existing structure is in danger of demolition.



- d. Historic area review and a certificate of appropriateness are required for the demolition or dismantling of any building, structure, object, or site in Chatham-Arch.

## 2. CRITERIA USED IN THE DESIGN REVIEW PROCESS

It is imperative that all changes or additions to individual properties be reviewed prior to commencement of construction to ensure their compatibility to the historic character of Chatham-Arch. . Although Chatham-Arch is to be governed by a preservation plan, the review, comment, and issuance of certificates of appropriateness are critical to guiding the preservation of the area as well as the successful redevelopment of vacant lots. The preservation plan only provides the framework for making design and development decisions.

The criteria used by the Indianapolis Historic Preservation Commission in its design review process are the design and development standards listed in Section VIII of this plan.

In determining the appropriateness of any proposed new construction, reconstruction, alteration, or relocation, the Commission will consider, in addition to any other pertinent factors, the visual compatibility, general design arrangement, color, scale, details, texture, and materials of the proposed project in relation to the architecture, design, and development standards prescribed by this plan or any applicable zoning regulation. ( See guidelines for restoration/rehabilitation, new construction, and relocated structures, Sections VIII-B, D and E.

In determining the appropriateness of any proposed demolition, the Commission shall consider, in addition to any other pertinent factors, the character and significance of the subject structure in relation to the historic area and any other structures or sites in the area, including its relative contributions to the historical and architectural values and significance of the area. ( See guidelines for demolition, Section VIII-C.)

## 3. DESIGN REVIEW PROCESS

The Indianapolis Historic Preservation Commission is responsible for reviewing all applications for certificates of appropriateness in historic areas. The Commission meets at a regularly scheduled time each month in the City/County Building. In order for an application to be approved at the monthly meeting, it must be filed at the Commission's office (155 E. Market Street, Suite 705) at least 15 days prior to the next meeting. Application blanks may be obtained from the same office or from the neighborhood liaison person.

Ten days prior to the meeting, five days after an application is received, the applicant will be notified of the place and time of the Commission meeting. In addition, the owners of the properties adjoining the applicant's property will be notified, and a public announcement will appear in the local newspaper.

Applications for certificates of appropriateness will be on file at the Commission's office prior to the monthly meeting and will be available for public review. Concerned citizens and representatives of neighborhood groups may review the applications so that they are informed of proposed changes. Through participation in the public hearing, any parties may express their views to the Commission and thus have an influence upon decisions made by the Commission.

The staff of the Indianapolis Historic Preservation Commission makes itself available to answer any questions concerning certificates of appropriateness and, if requested, to present the staff's position to neighborhood groups at their meetings. The staff also offers free technical advice on proposed physical changes to a building, including the actual preparation of an application for a certificate of appropriateness. The Commission encourages the formation of neighborhood liaison committees, which could assist property owners in the process of obtaining certificates of appropriateness.

If the application is approved by the Commission, a certificate of appropriateness will be issued and mailed to the applicant. The applicant must have an improvement location permit (ILP) if the work on the structure changes the height, size, or lateral bulk of the structure that is being rehabilitated. If an applicant is erecting any new structure or removing one, an ILP must be obtained, and any work must conform to zoning and other applicable ordinances. ( For further information, contact the Division of Planning and Zoning, City/County Building, Room 2122; phone 236-5154.)

An applicant must have a building permit if the cost of the work in materials and labor exceeds \$500. If the work is less than \$500 in cost but is a potential safety or health hazard, a building permit is still needed. Examples of such hazards would be sewer, electrical, or structural work. (Building permits can be obtained from The Department of Metropolitan Development, City/County Building, Room 2101.) In some cases the applicant will need both an ILP and a building permit, while in others, only one of the two is necessary. However, in all cases, a certificate of appropriateness must be secured from the Indianapolis Historic Preservation Commission.

## D. MINIMUM MAINTENANCE

Section 10 of the State of Indiana's statute regarding the Indianapolis Historic Preservation Commission states the following:

In the event that the Commission shall find that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the Commission shall have the power and authority to give said owner written notice to correct said failures or violations within thirty (30) days after receipt of notice, and if such owner fails to comply, then the Commission shall have the authority to initiate and prosecute appropriate enforcement proceedings as provided in IC 1971-18-4-2-10-1.

### 1. DEFINITIONS

The following excerpts provide definitions of terms used in the statute.

"Clean, sanitary and tidy condition" shall be construed as meeting the requirements outlined in the Minimum Standards for Housing of the Health and Hospital Corporation of Marion County.

A building or property that is not in "a good state of repair and in a safe condition" shall be defined as in the State's Unsafe Building Law for Indianapolis (IC 18-5-5.5-2, Supp. 1977).

Unsafe building shall mean any building or structure, or any part thereof, that is in an impaired structural condition or state which renders it unsafe or dangerous to any person or property; or is a fire hazard; or a hazard to the public health; or is a public nuisance; or does not comply with standards for building condition or maintenance, the violation of which would be dangerous to any person or property, found in an ordinance enacted by the City-County Council or in a state law.

Unsafe premises shall mean any unsafe building; or the tract of real estate on which an unsafe building is located; or any unsafe building and the tract of real estate on which the unsafe building is located.

### 2. NOTICE PROCEDURE

The following steps outline the notice and enforcement procedures to be used in cases in which the minimum maintenance of buildings or premises in Chatham-Arch has been neglected.

- In the event the Commission's staff finds through inspection that a building or premises is unsafe, the Historic Preservation Commission shall give notice by registered mail to the owner of record (as listed in the files of the Center Township Assessor) to make sufficient repairs to correct the unsafe condition(s).

- Copies of the notice will be sent to any neighborhood organization that makes a request to the Commission to receive them.
- The Historic Preservation Commission will make a reasonable effort to send copies of the notice to tenants of the property involved, as well as to the owner(s).
- The Commission will make a reasonable effort to serve notice to those contract buyers who have recorded their interest in their property with the Marion County Recorder's Office.
- A notice of the rights and resources (financial and advisory) available to the owner will be included in the notice sent by the Commission.

### 3. ENFORCEMENT PROCEDURES

The City's Division of Code Enforcement is empowered to initiate legal action directing the owner of a vacant, unsafe property or premises to take suitable corrective action in cases in which the owner fails to correct the unsafe conditions within 30 days after receiving the notice from the Historic Preservation Commission.

Under state law, the Health and Hospital Corporation is responsible for taking action if unsafe conditions that pose a threat to public health exist in an inhabited property or premise.



922-24 N. College Avenue  
IHPC photo, 1979, m/c

## E. CERTIFICATES OF AUTHORIZATION

The certificate of authorization provision of the Commission's statute is designed to permit an applicant to proceed with inappropriate action to his or her property in those cases in which undertaking the appropriate action would "result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property."

The staff of the Historic Preservation Commission makes itself available to work with each applicant for a certificate of appropriateness. This consultation includes staff advice on the following:

- Definition of the appropriate procedure in the case involved
- Recommendation of specific methods to use in undertaking the proposed action
- Suggestion of other resources, financial and advisory, that may be available to the applicant.

The staff will prepare a written staff recommendation to the Commission on each application based on consultation with the applicant and/or review of plans of the proposed action. In cases in which the applicant proposes an inappropriate action, but in which the appropriate action would result in substantial hardship to the applicant or would deprive the owner of all reasonable use and benefit of the property involved, or that its effect upon the area would be insubstantial, the Historic Preservation Commission will issue a certificate of authorization permitting the work to proceed. The Commission has established criteria to consult before issuing a certificate of authorization. These criteria include, but are not limited to, the following:

- The difference in cost between an appropriate action and the inappropriate action proposed
- The ability of the applicant to secure financing to undertake an appropriate action
- The percentage of the applicant's income going to housing, including mortgage payments, utilities, and normal repairs
- Other forms of indebtedness of the applicant
- Other pertinent factors, such as use of the property by the handicapped or elderly.



## **X. APPENDICES**

## A. LEGISLATIVE STATUTE

In the 1982 session of the General Assembly of the State of Indiana, House Bill No. 1307 was enacted to amend IC 8-9.5, IC 14-3, and IC 36 as part of a codification, revision, and rearrangement of local government law. The enabling legislation of the Indianapolis Historic Preservation Commission, which falls under IC 36, was thus amended. Following are selected passages of this bill which relate most directly to the administration of historic areas. Although the bill was signed into law on February 26, 1982, procedures and bylaws for the new provisions of the statute had not been developed at the time this plan went to print.

### CHAPTER 11.1 HISTORIC PRESERVATION IN CERTAIN COUNTIES

Section 6. (a) The commission shall have its staff prepare proposed historic preservation plans for all appropriate areas of the county. Upon the commission's declaratory resolution of the historic or architectural significance of any area, structure, or site designated in it, the proposed historic preservation plan shall be presented to the metropolitan development commission for public hearing and adoption as a part of the comprehensive plan of the county.

(b) The proposed historic preservation plan must officially designate and delineate historic areas and identify any individual structures or sites in it of particular historic or architectural significance, which structures and sites must be listed on the county register of historic places.

(c) With the designation of a historic structure, the plan may additionally expressly identify and designate the interior, or any interior architectural or structural feature of it, having exceptional historic or architectural significance.

(d) The historic preservation plan may include any of the material listed in IC 36-7-4-503 as it relates to historic preservation. Any plan designating one (1) or more historic areas, and any historic structures and sites located in it, must include a historic and architectural or design analysis supporting the significance of the historic area, general or specific criteria for preservation, restoration, rehabilitation, or development, including architectural and design standards, and a statement of preservation objectives.

(e) In preparing a proposed historic preservation plan, the staff of the commission shall inform, consult, and cooperate with the staff of the department of metropolitan development. In carrying out its planning and redevelopment responsibilities in an area for which a historic preservation plan is being prepared or is in effect, the staff of the department of metropolitan development shall inform, consult, and cooperate with the staff of the commission. To the extent possible, commission staff and department staff shall carry out a joint planning effort relative to proposed historic areas with the resulting information and conclusions relating to historic preservation being placed in the proposed historic preservation plan.

(f) Concurrently or subsequently, the commission may prepare and recommend to the metropolitan development commission, for its initiation, approval, and recommendation to the legislative body for adoption, a historic district zoning ordinance or ordinances to implement the historic preservation plan.

(g) Each historic area or historic zoning district must be of such territorial extent and configuration as will best serve the purposes of this chapter, there being no maximum or minimum size limitations thereon whether applied to single or multiple historic properties or sites, and may include any adjacent area necessarily a part thereof because of its effect upon and relationship to the historic values and character of the area.

(h) The proposed historic preservation plan, if approved and adopted by the metropolitan development commission, constitutes part of the comprehensive plan of the county.

(i) The proceeding for approval of this plan, including notice and hearing requirements, is governed by the same rules and requirements applicable to petitions to the metropolitan development commission for amendment of zoning ordinances and for creation of new district classifications, and by all statutory requirements relative to the metropolitan development commission; however, individual notice of the hearing shall be given each owner of property in any proposed historic area, according to the metropolitan development commission's rules and requirements or, alternatively, the owner's consent to the proposed historical area designation may be obtained and filed with the metropolitan development commission.

(j) Amendments to any historic preservation plan, or any segment of it, shall be made in the same manner as the original plan.

(k) The commission shall receive and consider any pertinent information or exhibits such as historical data, architectural plans, drawings and photographs, regarding any proposed or designated historic area, structure, or site, and any request for historic designation or for the exclusion of any property or structure from any proposed or designated historic area.

(l) The commission may adopt any operating guidelines for the evaluation and designation of historic areas, structures, and sites, so long as they are in conformity with the objectives of this chapter.

(m) Upon the adoption of the historic preservation plan the commission may at any time identify by appropriate markers any historic areas, structures, and sites designated by the plan, or any historic area properties in the process of restoration under the plan. These markers may be erected on public right-of-ways or, with the consent of the owner, on the subject historic property. These official informational or identification markers, whether permanent or temporary, constitute an exception to any codes and ordinances establishing sign regulations, standards, and permit requirements applicable to the area.

Section 7. (a) The historic preservation plan may provide that certain categories of work accomplished in the historic area are exempt from the requirement imposed by section 9 of this chapter that a certificate of appropriateness be issued. Categories of work that may be exempted by a historic preservation plan include the construction, reconstruction, alteration, or demolition of a structure or feature. Various historic preservation plans may exempt different categories of work.

(b) After the commission has adopted a declaratory resolution relative to a historic area and presented the historic preservation plan to the metropolitan development commission for adoption or rejection as a segment of the comprehensive plan of the county, no permits may be issued by the department of metropolitan development for the construction, reconstruction, or alteration of any exterior architectural structure or feature in the area or the demolition of any structure or feature in the area until the metropolitan development commission has taken official action on the proposed plan or within ninety (90) days after the date of adoption of the declaratory resolution by the commission, whichever occurs first. If such a permit has been issued before the adoption of a declaratory resolution by the commission the agency issuing the permit may order that the work allowed by the permit, or a part of the work, be suspended until the metropolitan development commission has adopted or rejected the historic preservation plan.

Section 8. (a) After adoption of the historic preservation plan for any historic area, permits may be issued by the department of metropolitan development for the construction of any structure in the area or the reconstruction, alteration, or demolition of any structure in the area only if the application for the permit is accompanied by a certificate of appropriateness issued under section 10 of this chapter.

(b) Notwithstanding subsection (a), if the historic preservation plan for the historic area specifically exempts certain categories of work involving the construction, reconstruction, alteration, or demolition of structures in that area from the requirement that a certificate of appropriateness be issued, then a permit for the work may be obtained from the department of metropolitan development without the issuance of a certificate of appropriateness.

(c) After the adoption of the historic preservation plan for any area, all governmental agencies shall be guided by and give due consideration to the plan in any official acts affecting the area.

(d) On application by any governmental agency or interested party in accordance with section 9 of this chapter, the commission shall make a determination of the appropriateness of any proposed governmental action affecting a historic area. Any official action in conflict with the plan or determined by the commission to be inappropriate is presumed to be not in the public interest and is subject to the enforcement provisions of section 12 of this chapter.

(e) The commission's determination of appropriateness is a prerequisite to any governmental order or action to alter or demolish any designated historic site or any structure in a historic area. No rezoning or variance applicable to a historic area, or any part of it, may be approved by the metropolitan development commission or granted by a board of zoning appeals, except on the commission's prior issuance of a certificate of appropriateness.

Section 9. (a) A person may not construct any exterior architectural structure or feature in any historic area, or reconstruct, alter, or demolish any such exterior or designated interior structure or feature in the area, until the person has filed with the secretary of the commission an application for a certificate of appropriateness in such form and with such plans, specifications, and other material as the commission may from time to time prescribe and a certificate of appropriateness has been issued as provided in this section. However, this chapter does not:

(1) prevent the ordinary maintenance or repair of any such exterior or designated interior architectural structure or feature that does not involve a change in design, color or outward appearance of it;

(2) prevent any structural change certified by the department of metropolitan development as immediately required for the public safety because of a hazardous condition; or

(3) require a certificate of appropriateness for work that is exempted by a historic preservation plan under section 7 of this chapter.



(b) The commission shall hold a public hearing on any application for certificate of appropriateness. At least ten (10) days before the date set for the hearing, notice shall be published in accordance with IC 5-3-1, and notice shall be given additionally to the affected parties in accordance with the commission's rules of procedure.

(c) Upon hearing the application for a certificate of appropriateness, the commission shall determine whether the proposal will be appropriate to the preservation of the area and to the furtherance and development of historic preservation.

(d) In determining appropriateness of any proposed construction, reconstruction, or alteration, the commission shall consider, in addition to any other pertinent factors, the visual compatibility, general design, arrangement, color, texture, and materials in relation to the architectural or other design standards prescribed by the plan or any applicable zoning regulation, the design and character of the historic area, and the architectural factors of other structures in it. In determining appropriateness of any proposed demolition, the commission shall consider, in addition to any other pertinent factors, the character and significance of the subject structure in relation to the historic area and any other structures or sites in it, including its relative contribution to the historic and architectural values and significance of the area.

(e) However, if the commission finds under subsection (d) any application to be inappropriate, but that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, or that its effect upon the historic area would be insubstantial, the commission shall issue a certificate of authorization, which constitutes a certificate of appropriateness for purposes of this chapter.

(f) Issuance of a certificate of appropriateness is subject to review by the metropolitan development commission as to its appropriateness in relation to the comprehensive plan. This review must be in accordance with the same procedures and limitations applicable to appeals of decisions of boards of zoning appeals, as provided in IC 36-7-4, and must be initiated only upon notice of appeal by the division of planning and zoning certifying that this determination interferes with the comprehensive plan. All proceedings and work on the subject premises under the certificate of appropriateness are automatically stayed upon notice of the appeal.

Section 10. (a) If the commission determines that the proposed construction, reconstruction, alteration, or demolition will be appropriate, the secretary of the commission shall forthwith issue to the applicant a certificate of appropriateness.

(b) The commission may impose any reasonable conditions, consistent with the historic preservation plan, upon the issuance of a certificate of appropriateness, including the requirement of executing and recording covenants or filing a maintenance of performance bond. If the commission determines that a certificate of appropriateness should not be issued, the commission shall forthwith place upon its records the reasons for the determination and may include recommendations respecting the proposed construction, reconstruction, alteration, or demolition. The secretary of the commission shall forthwith notify the applicant of the determination transmitting to him an attested copy of the reasons and recommendations, if any, of the commission.

(c) Every determination of the commission upon an application for certificate of appropriateness is subject to review by certiorari upon petition to the circuit or superior court of the county by any aggrieved person, in the same manner and subject to the same limitations as a decision of a board of zoning appeals under IC 36-7-4. However, upon notice of the filing of the petition for writ of certiorari, all proceedings and work on the subject premises are automatically stayed.

(d) An appeal may be taken to the court of appeals of Indiana from the final judgment of the court reversing, affirming, or modifying the determination of the commission in the same manner and upon the same terms, conditions, and limitations as appeals in other civil actions.

Section 11. (a) A hearing officer designated by the commission may conduct the public hearing provided for in this chapter on applications for a certificate of appropriateness. The commission may limit by rule or resolution the applications that a hearing officer may hear and determine.

(b) The hearing officer shall hold a public hearing under the same notice and procedural requirements as are applicable to a hearing before the commission. After the hearing on an application for a certificate of appropriateness, the hearing officer shall make a determination.

(c) The hearing officer may not issue a certificate of authorization.

(d) The hearing officer shall set forth the reasons for the determination and may impose conditions in accordance with section 10 of this chapter.

(e) The commission shall provide reasonable opportunity by rules for the applicant, any commission member, the administrator, or any interested person to file exceptions to the determination of the hearing officer. If an exception is properly filed, the commission shall hold a de novo hearing and make a determination. If such an exception is not filed, the determination of the hearing officer constitutes the final decision of the commission.

Section 12. (a) Whenever the commission finds that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary, and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the commission may give the owner written notice to correct the failures or violations within thirty (30) days after receipt of notice, and if the owner fails to comply, then the commission may bring appropriate enforcement actions as provided by subsection (b).

(b) The commission, or any enforcement official of the consolidated city designated by the commission, may enforce this chapter, any ordinance adopted under it, and any covenants or conditions required or imposed by the commission by civil action in the circuit, superior, or municipal court. Any legal, equitable, or special remedy may be invoked, including mandatory or prohibitory injunction or a civil fine. These enforcement actions (except those seeking a civil fine) may also be brought by any interested person or affected owner.

(c) Ordinances adopted under this chapter may provide for penalties for violations, subject to IC 36-1-3-8.

(d) No costs may be taxed against the commission or any of its members in any action.

(e) In actions brought under subsection (b), there may not be changes of venue from the county.

Section 13. (a) Any building, structure, or land use in existence at the time of the adoption of the historic preservation plan that is not in conformity to or within the zoning classification or restrictions or requirements or architectural standards of this plan, shall be considered to be a nonconforming use and may continue, but only so long as the owner or owners continuously maintain this use.

(b) In addition to the requirements pertaining to certificates of appropriateness, the ownership of a nonconforming use is subject to the additional restriction that a nonconforming use may not be reconstructed or structurally altered to an extent exceeding in aggregate cost fifty percent (50%) of the market value thereof unless the structure is changed to a conforming use.

Section 14. This chapter does not supersede IC 14-3-3.2 and is intended to supplement that chapter and IC 36-7-4.

## B. STREET NAME CHANGES

To facilitate historic research for those wishing to delve further into the history of the buildings in the area, the following listing was compiled. Several of these street names were cited in plats but were never commonly used — for example, Cooptank Alley. Other street names, such as Cherry Street, were used until 1898 when a uniform system of address numbering and streets was introduced to Indianapolis. Knowledge of historic street names is especially useful when undertaking research in 19th-century city directories.

<u>CURRENT NAME</u>	<u>PREVIOUS NAMES</u>
E. 9th Street	Vine Street (east of Park) Gregg Street (west of Park) Pratt Street
E. 10th Street	Cherry Street
E. 11th Street	Christian Avenue
Central Avenue	Fort Wayne Road Western Avenue
N. Cleveland Street	Adelaide Street Cooptank Alley
N. College Avenue	Plum Street (north of Massachusetts) Noble Street (south of Massachusetts)
N. Park Avenue	Walnut Street (north of St. Clair) Jackson (north of St. Clair) Chatham Street (between Walnut and St. Clair)
E. St. Clair Street	Hanna Street Front Street
E. Walnut Street	Wood Street

## C. TABLE OF HISTORIC PLATS

<u>Name of Plat</u>	<u>Date</u>	<u>Outlots</u>	<u>Lots</u>	<u>Recorded</u>
John Wood's Addition to Indianapolis	November 7, 1836	140, 141, 142	1-72	Land Records G, p. 563
Abraham Bird's Subdivision	August 4, 1847	178	1-24	Land Records T, p. 628
William Young's Subdivision	February 3, 1849	181	1-112	Plat Book 1, pp. 7 and 41
Christian F. Wishmire and William F. Piel's Subdivision	July 17, 1849	49	1-16	Plat Book 1, pp. 29-30
Goldsberry's Heirs' Subdivision	March 1, 1850	46, 47	1-26	Probate Court Order Book 6, p. 116
B. S. Goode's Subdivision	July 25, 1854	46	1-6	Plat Book 1, p. 231
Ovid Butler's Addition to the City of Indianapolis	October 9, 1854	180, *	1-75	Plat Book 1, p. 246
William M. Wheatly and Benjamin R. McCord's Subdivision of Goldsberry's Heirs' Subdivision	October 30, 1856	46	1-5	Plat Book 1, p. 328
John Young's Subdivision of Butler's College Corner	July 16, 1861	*	1-4	Plat Book 2, p. 62
Ovid Butler's College Corner	March 12, 1862	*	**	Plat Book 2, p. 71
Edward Sorin's Subdivision of Goldsberry's Heirs' Subdivision	June 22, 1863	46	1-6	Plat Book 2, pp. 105 and 128

<u>Name of Plat</u>	<u>Date</u>	<u>Outlots</u>	<u>Lots</u>	<u>Recorded</u>
John M. Todd's Subdivision of D. V. Culley's Guardian's Subdivision	September 23, 1865	179	1-4	Plat Book 3, p. 25
R. M. Cosby's Subdivision of Butler's Addition	March 16, 1866	*	1-5	Plat Book 3, p. 39
John M. Voorhis' Subdivision of Butler's College Corner	March 26, 1866	*	1-5	Plat Book 3, p. 44
Ovid D. Butler and Calvin Fletcher, Jr.'s Addition	January 15, 1867	*	**	Plat Book 3, p. 68
Maxmillian G. I. Stern's Subdivision of William Young's Subdivision	January 19, 1870	181	1-4	Plat Book 3, pp. 108 and 109
Horace R. Allen's Subdivision	October 12, 1871	181	1-31	Plat Book 3, p. 215
David G. Cale's Subdivision of Wood's Subdivision	February 19, 1872	41	1-8	Plat Books 4, p. 28 and 8, p. 78
Ryland T. Brown's Subdivision of Butler's Addition	March 3, 1874	180	1-4	Plat Book 6, p. 167
Archibald G. Stubbins' Massachusetts Avenue Place Subdivision of Wood's Subdivision	January 18, 1902	41	1-12	Plat Book 12, p. 132
George Mannfeld Heirs' Subdivision of Wood's Subdivision	January 14, 1905	41, 42	1-7	Plat Book 13, p. 157
John P. Avery's Subdivision of Wood's Subdivision	May 17, 1911	40	1-4	Plat Book 16, p. 52

Notes

- \* Southeast quarter of Section 36 of Township 16 north of Range 3 East.  
 \*\* Irregularly numbered squares.

## D. ANNOTATED BIBLIOGRAPHY ON PAINT COLORS

Exterior Decoration: Victorian Colors for Victorian Houses. Philadelphia, PA: Athenaeum Library of Nineteenth Century America, 1976. 90 p. illus., color chips, bibliography. ISBN 0-916530-00-0 and 0-89257-00-8. (Available for consultation at IHPC office.)

This facsimile reprint of the F. W. Devoe and Company's Exterior Decoration of 1885 was one of the first publications of its kind to respond to the demand for sources on 19th-century paint color. The original work included a discussion of the theory of color and the selection and application of paint as influenced by a building's size and style. However, its most important contribution to the study of architectural history today is in its 20 plates, which illustrate how various period color combinations would look with different architectural styles — "Queen Anne," Italianate, Second Empire, etc.

The plates' alternative paint schemes were based on the John Lucas and Company Portfolio of Modern House Painting Designs of the 1880s. Colors are keyed by number to 50 paint color chips included with the book, which are authenticated colors now available in Devoe's "Traditions" line. Advice is given on colors to use as the body, overall trim, or as the accent color. (Readers are cautioned to work from the paint chips rather than the plates when selecting colors.)

In the introduction of this book, Victorian authority Samuel Dornsife provides much interesting historical background on paint colors through architects' writings from the 1840s to the 1890s. He includes a bibliography of original sources on paint — e.g., illustrated catalogues, color cards of paint manufacturers — and a "select bibliography" on general sources on paint color in architecture. Harrison Brothers Paint Card of 1871, one of the earliest American color cards, is reproduced at the back. An accompanying table gives Munsell notations, which enable matching or duplication of colors according to a scientific numbering system useful to paint manufacturers, analysts, or dealers.

"Exterior Painting," special issue of The Old-House Journal. (April 1981), Vol. IX, no. 4.

This issue of The Old-House Journal is devoted to the special problems of painting historic houses. In this series of six articles, not only is the topic of choosing historically accurate colors discussed, but practical advice on the various aspects of preparing, priming, and painting is given.

The two leading articles, "Painting the American House, 1820-1920" by Roger Moss and "Selecting Colors" by Katherine Conley, discuss the importance of selecting the appropriate colors to complement architectural style. Much of Moss' text is from his book Century of Color. "Historic Paint Research: Determining the Original Colors" by Matthew Mosca delves into the process of paint research and highlights the pitfalls to be encountered by those who lack the experience of a professional paint analyst. Although microscopic examination of paint chips is an involved undertaking usually reserved for the accurate restoration of home museums, much of the information presented could be useful for the home.

Since paint failure is most often caused by inadequate preparation of the base, Patricia Poore's article, "It's Not As Easy As It Looks," goes into the special care needed for weathered surfaces. Ways to deal with such problems as peeling, blistering, discoloration, streaking, etc. are outlined. Roland A. Labine, Sr. and his son discuss the proper methods of stripping exterior paint in their article of the same name. Finally, in "Don't Blame the Paint," Clem Labine advises on the causes and cures of such common paint problems as cracking and crazing, wrinkling, and alligating.

Moss, Roger. Century of Color: Exterior Decoration for American Buildings — 1820/1920. Watkins Glen, NY: The American Life Foundation, 1981. 108 p. illus., architectural glossary, bibliography. ISBN: 0-89251-051-2.

The April 1981 issue of The Old-House Journal referred to this book as one that has "more practical information on authentic paint colors than has heretofore been available." Its publication coincided with the introduction of Sherwin-Williams' new "Heritage Colors" line of paints. A fold-out card with 40 sample chips accompanies the book; all colors were selected from documentary sources by Roger Moss, a leading authority on the subject.

The book leads off with a historical essay on the changing tastes in exterior paint colors, including a recap of recent attitudes corresponding with the preservation movement. Then follows 100 color plates reproduced from original documents from the collections of the Athenaeum of Philadelphia and the archives of the Sherwin-Williams Company. The book brings together more rare and difficult-to-find contemporary sources than most ardent research efforts could assemble. The sources of each plate are given in short form in the captions, along with direct quotations from the original work. Much of the commentary on the plates illustrates points made earlier in the introduction. Munsell notations

and standards are matched to plates of color cards. Because of the range of dates in the sources (1828-1915), a greater number of architectural styles are presented, including the Gothic Revival, Colonial Revival, and the Bungalow. This represents an advance over Exterior Decoration, which only illustrated late Victorian colors of the 1870s and 1880s.

A useful feature of the book is its "affinity charts," which outline a variety of choices in trim and accent colors compatible with body colors. The possibility of approximately 200 color combinations allows for more historically accurate choices to complement personal tastes. However, the names of the color groups are somewhat arbitrary.

The Old-House Journal Compendium, ed. by Clem Labine and Carolyn Flaherty. Woodstock, NY: The Overlook Press, 1980. "Painting," pp. 169-190. ISBN 0-87951-080-3.

Although The Old-House Journal special issue of April 1981 updated several of the articles presented in this chapter on painting, there is still much worthwhile information to consult in this compendium. The chapter leads off with a warning on the physical and chemical hazards encountered in restoration work — organic "strippers," flammable paint removers, lead poisoning, etc. The second article advises on how to deal with old calcimine paints.

"Avoiding Mistakes in Exterior Painting" by Edward F. Gola gives tips on surface preparation, compatibility of old paints with new, and how to avoid moisture migration, one of the prime causes of paint failure. Clem Labine's article, "Selecting the Best of Exterior Paint," contains a useful chart of types of paint with the various properties and uses of each.

Paint Color Research and Restoration of Historic Paint, comp. by Kevin H. Miller. Ottawa, Canada: Association for Preservation Technology, 1977. 49 p. ISBN 0-920476-01-05.

This publication was reprinted from articles that appeared in the Association for Preservation Technology's journal between 1971 and 1976. The majority of articles are considerably more technical in nature than the average old-home owner would be interested in; however, they illustrate how the lack of technical knowledge about paints and pigments and inexperience in sampling and analysis can result in unfortunate results when trying to determine original paint colors. The foreword by Morgan W. Phillips warns that "... paint investigation and reproduction is generally more complicated, confusing, and tedious than most other aspects of restoration."

One of the most useful aspects of this special "preservation supplement" is the extensive bibliography on paint compiled by John Volz in 1975 and updated two years later for reissue. Consisting of over 600 sources, the bibliography includes paint manufacturers' directories and 19th-century trade catalogues. An annotated list of nine present-day manufacturers of historic paints, with their addresses, is also given.

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## PHOTOGRAPHY

Michael F. Crowe

Mary Ellen Gadski

Mary O. Toshach

Perry Associates, Architects